City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 24, 2026	**7:00 PM**	**Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

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

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 27, 2026 FMPC Minutes.

ANNOUNCEMENTS

RESOLUTION 2026-51, An Envision Franklin Plan Amendment Request To Amend The Special Consideration In The Rural Reserve Design Concept For 151 Franklin Road (Riverview Historic Estate), To Support A Hotel Use For The Historic Property HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE CONSIDERED ON THIS AGENDA.

CONSENT AGENDA

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

2. Consideration Of Approval Of Item 3-24 And 27-28 On The Consent Agenda.

SITE PLAN SURETIES

3. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To September 23, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 23, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Bushnell Farm PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase 2 Improvement To September 23, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Natures Landing Subdivision, Final Plat; Extend The Performance Agreement For Drainage And Streets Improvements To September 23, 2027; Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Ovation Subdivision, Site Plan; Extend The Performance Agreement For Drainage, Sidewalk And Streets Improvments To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Part); Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Riverbluff PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Rizer Point PUD Subdivision, Final Plat, Section 5; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

19. Simmons Ridge PUD Subdivision, Site Plan, Section 8; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

20. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

21. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

22. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

23. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

24. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027; Extend The Performance Agreement For Landscaping Improvement To September 23, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

25. Consideration Of Ordinance 2026-24, An Ordinance To Rezone 19.11 Acres From Planned (PD 96,536) District To Planned (PD 2.09/40,536) District For The Property Located East Of Franklin Road And South Of Moores Lane (Branch Creek Crossing PUD).

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

26. Consideration Of Resolution 2026-79, A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, With 2 Modifications Of Development Standards (Parking, Architecture), For The Property Located East Of Franklin Road And South Of Moores Lane, Located At 574 And 580 Franklin Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

27. West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive.

(CONSENT AGENDA)

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

28. Century Industrial Park Subdivision, Site Plan, Revision 1 (Adult Detention Center, Gun Range and Impound Lot), Revising Boundaries And Incorporating The Impound Lot Into The Site Plan, On 32.23 Acres, Located At 408 Century Court And 306 Beasley Drive. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

29. Ordinance 2026-18, An Ordinance To Amend Various Chapters Of The Franklin Zoning Ordinance As Part Of An Annual Update, Including Overlay Districts, 1st Avenue District, Use Regulations, Building Types, Parking And Transit, Signs, Procedures, And Performance Agreements, And To Amend The Zoning Map For Certain Properties On Or Near Columbia Avenue North of Granbury Street, Dyke Bennett Road, First Avenue North, Long Lane, North Margin Street, Peytonsville Road, Pratt Lane, And Southstar Drive.

Sponsors: Emily Wright, Kelly Dannenfelser

30. Ordinance 2026-22, An Ordinance To Amend The Franklin Zoning Text Regarding Materials. The Proposed Ordinance Requires Certain Materials To Be Restricted In The Construction Of Buildings.

Sponsors: Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Vice Chair Michael Orr called the meeting to order at 7:00 PM.

Commissioners Present: Vice Chair Michael Orr, Roger Lindsey, Marcia Allen, Nick Mann, Alma McLemore, Jennifer Williamson, Alderman Ann Petersen

Commissioners Absent: Scott Harrison, Jimmy Franks

Staff Present: Emily Wright, Amy Diaz-Barriga, Bill Squires, Joey Bryan, Chelsea Randolph, Jimmy Wiseman

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Vice Chair Michael Orr asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 23, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC July 23 2026 Meeting Minutes

A motion was made by Commissioner Allen, seconded by Commissioner Lindsey to the Approve the Minutes from the July 23, 2026 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Emily Wright. Ms. Wright announced that Tom March will be retiring as director of Building and Neighborhood Services in mid to late September and August was his last meeting with the Planning Commission. Shanna McCoy has been appointed as the new director of Building and Neighborhood Services and will be attending the FMPC meetings.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 12, And 13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Mann, seconded by Commissioner Lindsey to approve items 3,12 and 13 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 26, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

4. Consideration Of Resolution 2026-62, A Resolution Amending The 508 Duke Drive Subdivision Preliminary Plat To Extend The Vested Rights, For The Property Located At The Southeast Corner Of Mallory Station Road And Duke Drive, Located At 508 Duke Drive.

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

Attachments:
1. MAP 508 Duke Dr PP Vest Ext
2. RES_2026-62_508DukeDriveVestingExt_Combined_LawApproved
3. 508 Duke Dr Preliminary plat Owner extension request letter
4. Duke Drive Preliminary Plat Post PC 12.5.2016

Staff Presentation: Joey Bryan. Mr. Bryan stated that The request is to extend the vesting completion date for the 508 Duke Drive Subdivision Preliminary Plat for 3 years, from September 22, 2026 until September 22, 2029, to allow the applicant to secure all site plans and necessary permits and complete construction on the final lots created on the plat. The preliminary plat for the 508 Duke Drive Subdivision was approved by FMPC on September 22, 2016. The plat includes the establishment of four nonresidential lots on 7.30 acres. Staff recommended approval, with conditions, of the preliminary plat. The preliminary plat received final approval by City Staff in December 2016, but the developers have not yet completed final development of all lots associated with the approved preliminary plat. The property is zoned Light Industrial (LI). Lot 4 has completed

construction per its approved site plan. Lot 3 has completed one of the two buildings shown on its approved site plan. There are no site plans for Lots 1 and 2. The final plat has also been approved and recorded, with the lot lines of Lots 1 and 2 slightly adjusted from what was shown on the preliminary plat. The developers indicated that all construction was suspended as a result of the 2020 pandemic and subsequent challenges to the office market have prevented them from finishing construction on the remaining lots. It is their intent to finish building out of the approved preliminary plat. Please reference the applicant's letter, which is included as an exhibit to this extension request. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards. Should the vested rights be continued, the site plans for the remaining lots would be reviewed under the previous ordinance, and not today's standards. In reviewing the plan against the current City regulations, the proposed layout from the preliminary plat, and the approved but not yet completed site plan, generally do not comply with current standards and regulations. The differences in today's Zoning Ordinance versus their vested Ordinance (9/29/2014) are substantial, particularly in relation to architectural standards and frontage standards, which did not exist when the preliminary plat was first approved. As stated previously, the corresponding final plat for the property was approved and recorded with the County. As such, all the lots are buildable lots. If vesting were to expire, the lots would still remain as buildable lots. The biggest challenge with the approved lot layout is accommodating frontage for Lot 2. Today's ordinance would require any building on this lot, at minimum, to front onto an internal drive, since the lot does not touch right-of-way. Staff feel that this accommodation could be made for the lot, but may not accommodate the same sized structures as previously proposed for lots 1 and 2.

RECOMMENDATION:
Staff recommend that the Franklin Municipal Planning Commission determine whether the continuation of vested rights for the 508 Duke Drive Subdivision, Preliminary Plat, as requested in Resolution 2026-62, is in the best interest of the community given the information provided.

Applicant: Corey Craig, 489 Oldtown Road, Brentwood. Mr. Craig was present to answer questions and stated that COVID and subsequent financing were the reasons the project did not move forward in a timely manner.

Citizen Comments: None

MOTION
Commissioner McLemore motioned to approve Resolution 2026-62, A Resolution Amending The 508 Duke Drive Subdivision Preliminary Plat To Extend The Vested Rights, For The Property Located At The Southeast Corner Of Mallory Station Road And Duke Drive, Located At 508 Duke Drive, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

5. Consideration Of Resolution 2026-65, A Resolution Amending The Franklin Commons South Subdivision Site Plan, Section 4, Revision 1, To Extend The Vested Rights, For The Property Located At The Southwest Corner Of Franklin Commons Court And Wood Duck Court, Located At 175 Rosa Helm Way.

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

Attachments:
1. MAP Franklin Commons South Subdivision, Site Plan, Vesting Extension
2. Owner Request Vesting Extension Letter
3. Franklin Commons South Subdivision, Sec 4, Rev 1, Approved Site Plan
4. RES_2026-65_FranklinCommonsSouthSubdVestExt_Combined_LawApproved

Staff Presentation: Chelsea Randolph. Ms. Randolph explained that the request is to extend the vesting period for the Franklin Commons South Subdivision, Site Plan, Section 4, Revision 1, for 2 years, from January 17, 2027, until January 17, 2029, to allow the applicant to secure any necessary permits, and commence site preparation. The Franklin Commons South Subdivision, Site Plan, Section 4, Revision 1 was approved on January 17, 2024 on the consent agenda. The site plan includes a 110,736 square foot commercial building (a 6-story self-storage facility) on 1.65 acres. Staff recommended approval, with conditions, of the site plan. The site plan received final approval by City Staff in February 2024, but the developers have not yet obtained permits or commenced site preparation. Wooduck Partners has an agreement with the owner of the adjacent lots, allowing them to use this lot as a construction staging area until their project is completed, which is expected to be completed by August 2027. The Owner's vesting extension request letter is attached. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the

current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance are minor and could be incorporated into the design without major changes to the plan.

RECOMMENDATION:
Staff recommend that the Franklin Municipal Planning Commission determine whether the continuation of vested rights for the Franklin Commons South Park Subdivision Site Plan, Section 4, Revision 1, as requested in Resolution 2026-65, is in the best interest of the community given the information provided.

Applicant: Wes Baxter was present to answer questions.

Citizen Comments: None

MOTION
Commissioner Mann motioned to approve Resolution 2026-65, A Resolution Amending The Franklin Commons South Subdivision Site Plan, Section 4, Revision 1, To Extend The Vested Rights, For The Property Located At The Southwest Corner Of Franklin Commons Court And Wood Duck Court, Located At 175 Rosa Helm Way, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

REZONINGS/DEVELOPMENT PLANS

6. 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).

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

Attachments:
1. MAP Harpeth Village PUD Subdivision, Rezoning and Development Plan
2. ORD_2025-19_HarpethVillagePUDRez_Combined_LawApproved
3. 2026-08-06 Harpeth Village PUD - Rezoning
4. Applicant Presentation_2026-08-27 Harpeth Village FMPC

Commissioner Williamson recused herself from this item.

Staff Presentation: Joey Bryan. Mr. Bryan stated that 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.

Applicant: Greg Gamble. Mr. Gamble explained that this is the master plan that has been seen before at the Joint Conceptual Workshop and, because a portion of the property lies within the historic overlay, the plan has been presented to the HZC and received a favorable recommendation to the FMPC and then to BOMA. The vision of the Factory district is to expand the types of uses found in the district to surrounding properties creating a memorable destination such as Harpeth Industrial Court. The surrounding areas should reflect the character of the district through high-quality architecture, plaza, outdoor dining, art, tree lined streets and pedestrian and bicycle amenities. Mr. Gamble explained that as the Factory has been redeveloped there has been a change in programming as the small maker spaces of 3,000-4,000 square feet have disappeared and similar spaces at Jamison Station are all occupied. This master plan will resonate with the smaller maker spaces that are in Jamison Station. Mr. Gamble referred to a map and stated the existing site has a scenic corridor overlay along Franklin Road where nothing can be built along with the hilltop hillside overlay, hilltop hillside 500 feet buffer and the railroad track that runs along the eastern property boundary. Mr. Gamble explained that they hired an archeologist to investigate the area where a three-sided Civil War fort existed. They found square nails and horseshoes but no Civil War relics. An old cistern was found off site on the church’s property in a corner of the woods that was the main source of water for soldiers during the Civil War.

There have been discussions with Franklin Parks and Franklin's Charge on collaborating on a community plan approach for the 6.49 acres of open space that will include a park and public walking trails. Mr. Gamble referenced a map of the master plan stating that every single building as part of this plan is a commercial mixed-use building that has some sort of commercial aspect in some way. Mr. Gamble pointed to three buildings on the map that will have residential homes, like Jamison Station but smaller. The buildings will have commercial space on the ground floor with for-sale condos on the upper floors and a parking structure behind the buildings where land grades and elevation help reduce the visibility. There will be a standalone commercial building of one and two stories, a two-story office building and a mixed-use building that will front Harpeth Industrial with commercial on the ground floor and residential on the upper floors. The team is proposing and would like feedback from the Commission regarding the right-of-way that will extend to the property line shown in white on the map. Staff have recommended extending the parking lot drive aisle to the property line as indicated on the map. The HZC was not excited about putting a drive aisle in front of someone's house and requested that landscaping be used. Mr. Gamble stated that feedback from the Planning Commission about this area is welcome.

Aaron Rogers, 906 Studio Architects. Mr. Rogers referenced different architectural images from different perspectives throughout the site and stated that through multiple rounds of Design Review Meetings discussing height, mass, and scale, the buildings have been tailored to meet the standards of the Factory district. To accommodate more pedestrian-friendly areas, Mr. Rogers explained that the balconies were recessed and removed on the second floor along with a reduction in height to reflect more relationship to Main Street. The building mass was addressed by creating a streetscape so that one large building has the appearance of three smaller buildings with restaurants on the ground floor with covered outdoor seating. Mr. Rogers referenced another building in the master plan where the building mass was reduced in appearance and reads as multiple buildings also incorporating the covered areas on the lower floors where a restaurant might be. Looking at an aerial rendering looking south, Mr. Rogers pointed out that the development is nicely tucked in behind the hillside and won't be seen from Franklin Road. Looking east showing the central jewel box plaza area from Morningside Drive, Mr. Rogers referred to the termination of Morningside Drive and the residential homes. Creating place making spaces with the plaza and restaurants, the goal is to create areas where people can gather.

Mr. Gamble mentioned there are 4 MOS requests for this application that will be addressed in the development plan - item #7.

Citizen Comments: None

MOTION
Commissioner Mann motioned to recommend approval to the Board of Mayor and Alderman, 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), seconded by Commissioner McLemore. The motion carried by a vote of 6-0.

7. 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.

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

Attachments:
1. MAP Harpeth Village PUD Subdivision, Rezoning and Development Plan
2. 8843 Harpeth Village PUD DP_Conditions of Approval_01
3. RES_2025-51_HarpethVillagePUDDP_Combined_LawApproved(2)
4. 1-6 Pages from 2026-08-06 Harpeth Village PUD_Resubmittal
5. 7-12 Pages from 2026-08-06 Harpeth Village PUD_Resubmittal-2
6. 13-18 Pages from 2026-08-06 Harpeth Village PUD_Resubmittal-3
7. 19-24 Pages from 2026-08-06 Harpeth Village PUD_Resubmittal-4
8. 25-31 Pages from 2026-08-06 Harpeth Village PUD_Resubmittal-5
9. Applicant Presentation_2026-08-27 Harpeth Village FMPC

Commissioner Williamson recused herself from this item.

Staff Presentation: Joey Bryan. Mr. Bryan stated that 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 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. 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 recommend 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, pedestrian-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 recommend 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 recommend 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 recommend approval, with conditions of MOS #4.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-51, with conditions.

Applicant: Greg Gamble. Mr. Gamble pointed out which building MOS #4 is referring to as there is a pocket park out in front and it is not turned parallel to the road. Regarding MOS #2, canopy signs, Mr. Gamble stated that Jamison Station's sign is above the canopy and to be consistent with the Factory District it would make sense to continue with this canopy placement. Also, the Factory has irregularly shaped signed approved as port of the modification of standards.

Citizen Comments: None

MOTION
Commissioner Mann motioned to recommend approval to the Board of Mayor and Aldermen 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, seconded by Commissioner Allen.

MOS MOTIONS
MOS #1: Request to permit irregular shaped signage.

MOTION
Commissioner Mann motioned to recommend approval to the Board of Mayor and Alderman of MOS #1, a Request to permit irregular shaped signage, seconded by Commissioner McLemore. The motion carried by a vote of 6-0.

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

MOTION
Commissioner Allen motioned to recommend approval to the Board of Mayor and Alderman of MOS #2, a Request to allow one canopy sign per tenant and allow signage to extend above or below the canopy, seconded by Commissioner Lindsey. The motion carried by a vote of 6-0.

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.

MOTION
Commissioner Mann motioned to recommend approval to the Board of Mayor and Alderman of MOS #3, a Request to allow one vertical blade sign per commercial/mixed-use building where residential exists and permitted if other hanging signage is present, seconded by Commissioner McLemore. The motion carried by a vote of 6-0.

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

MOTION
Commissioner Allen motioned to recommend approval to the Board of Mayor and Alderman of MOS #4, with staff conditions, a Request to allow buildings to have frontage at an angle from the road, seconded by Commissioner Mann. The motion carried by a vote of 6-0.

Discussion (Main Motion):
Commissioner Allen stated that there were questions asked by staff regarding connectivity. Although the HZC did not support it, connectivity is very important and required by the zoning ordinance whenever possible. Ms. Allen also noted the local communities that have not required connectivity, resulting in a disorganized mess. Regarding the HZC's concern about traffic being in front of a home, Ms. Allen explained that as development occurs, people are faced with having traffic in front of their homes.

Chair Orr asked Mr. Gamble to come up and address the question about connectivity relating to this project.

Mr. Gamble stated that they have provided a right of way connection but not a road connection. The full connection can be made at some point in time by the adjacent owner. Staff has requested that a driveway connection to the property line in two different locations.

Commissioner Mann stated that he agreed with Ms. Allen regarding connectivity but questioned the architectural style of one of the mixed use buildings that appears to be less industrial than the other buildings.

Mr. Gamble stated that there was a lot of discussion about how to blend the industrial with the rural setting as you drive up Franklin Road. The closer to the Factory, the more industrial design will be present but as you move north on Franklin Road the architecture evolves and changes into different architecture as seen at Harlinsdale. The HZC suggested that architecture should transition into more residential as you move north. Mr. Gamble further stated that for preliminary approval, the HZC looked more at massing and scale of the buildings with the focus on creating architecture that appears as several buildings instead of one large building. The application will go before the HZC for additional approvals where more specifics will be discussed.

Ms. Wright added that in discussions about this area there seems to be a need to figure out how to transition from industrial to a more rural area with each having historical roots. The Factory with its industrial components and Franklin with its rural more residential sections.

Commissioner Mann stated that some of the buildings look like they should be built in a suburban area like Cool Springs. Considering the application will return to HZC for further approval, Mr. Mann stated he expects a positive result.

With no further discussion, the main motion carried by a vote of 6-0.

8. 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.

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

Attachments:
1. MAP Westhaven PUD Subdivision, Development Plan, Revision 7
2. RES_2026-64_WesthavenPUDSubdDevPlanRev7_Combined_LawApproved
3. COF 9196 Westhaven PUD Subdivision, Development Plan, Revision 7Conditions of Approval_01
4. Westhaven PUD Subdivision, Development Plan, Revision 7

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that 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 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 recommend approval of MOS #1.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-64.

Applicant: John Jacoby, Southern Land Company. Mr. Jacoby was present to answer questions.

Citizen Comments: None

MOTION
Commissioner McLemore motioned to recommend approval to the Board of Mayor and Alderman 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 to BOMA, seconded by Commissioner Lindsey.

MOS #1. A request to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

MOTION
Commissioner Mann motioned to recommend approval to the Board of Mayor and Alderman, MOS #1, a request to allow a Surety Bond in lieu of an irrevocable standby letter of credit, seconded by Commissioner Allen. The motion carried by a vote of 7-0.

With no further discussion, the main motion carried by a vote of 7-0.

9. Consideration Of Resolution 2026-52, As Amended, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive.

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

Attachments:
1. MAP Poplars Reserve PUD Subdivision, Rezoning and Development Plan
2. RES_2026-52_PoplarsRsvPUDSubdDevPlan_Combined_LawApproved(2)
3. OVERALL DEVELOPMENT PLAN SHEET Poplars Reserve PUD Subdivision
4. COF 9139 Poplars Reserve PUD Subdivision, Development Plan Conditions of Approval_01
5. Pages 1-9 Poplars Reserve PUD Subdivision, Development Plan
6. Pages 10-18 Poplars Reserve PUD Subdivision, Development Plan
7. Pages 19-23 Poplars Reserve PUD Subdivision, Development Plan
8. Applicant Presentation

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that Poplars Reserve PUD development plan was approved by the Board of Mayor and Alderman at the August 11, 2026, Board Meeting. The development plan was approved with two additional conditions of approval added by the Board of Mayor and Alderman. Those conditions are as follows:

- The side setbacks for all lots along Clovercroft shall be 50 feet from Clovercroft Road.
- All off-site improvements shall be completed prior to the issuance of the first certificate of occupancy.

This item is coming back to the FMPC for a vote of concurrence on the two new conditions of approval.

RECOMMENDATION:
Staff recommend that the Planning Commission concur with the conditions added to Resolution 2026-52.

Applicant: Greg Gamble. Mr. Gamble was present to answer questions.

Citizen Comments: None

MOTION
Commissioner McLemore motioned to concur with the conditions added to Resolution 2026-52, As Amended, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

10. Consideration Of Resolution 2026-49, As Amended, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street.

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

Attachments:
1. MAP Denson Place PUD Rez-DP
2. RES_2026-49_NatchezPUDDP_Combined_LawApproved(2)
3. 9130 Denson Place PUD DP_Conditions of Approval_01
4. Denson Place PUD Dev Plan Submittal Sheets
5. 2026-06-10 FMPC Letter - Denson Place
6. A1.0 ARCHITECTURAL RENDERINGS - DENSON PLACE
7. Denson Place Modification of Standards
8. 26.1041 Natchez Street Multifamily_Height Exhibit_260811

Commissioner Williamson recused herself for item #10.

Staff Presentation: Joey Bryan. Mr. Bryan stated that like the previous item, this development plan, previously approved by FMPC, has an additional condition of approval from the Board of Mayor and Alderman at the August 11, 2026, meeting. The condition stated that the applicant shall use the 6:12 roof design for the 3-story multifamily building as presented on the floor of the BOMA meeting (for reference, please see the Multifamily Height exhibit that is attached to your agenda). As a result, the development plan has come back to the Franklin Municipal Planning Commission for a vote of concurrence.

RECOMMENDATION:
Staff recommend that the Planning Commission concur with the condition added to Resolution 2026-49.

Applicant: Greg Gamble, representing Elmington and Franklin Housing Authority. Mr. Gamble was present to answer questions.

Citizen Comments: None

MOTION
Commissioner Mann motioned to concur with the additional condition of approval for Resolution 2026-49, As Amended, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street, seconded by Commissioner McLemore. The motion carried by a vote of 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Altara Subdivision, Preliminary Plat, Creating 4 Residential Lots And 2 Open Space Lots, On 5.82 Acres, Located Northwest Of The Intersection Of South Carothers Road And Copley Road.

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

Attachments:
1. MAP Altara Subdivision, Preliminary Plat
2. Altara Subdivision, Preliminary Plat
3. Conditions of Approval_Altara Subdivision, Preliminary Plat

Staff Presentation: Joey Bryan. Mr. Bryan stated that The applicant has submitted a preliminary plat for the Altara Subdivision that consists of 4 single family residential lots and 2 open space lots. The property is zoned R1 and consists of 5.82 acres. The R1 district is intended to provide for single-family residential with lot sizes of at least 15,000 square feet, designed with walkable, well-connected street systems, and designed around natural features as accessible community amenities. All proposed lots meet the standards of the R1 Zoning District.

RECOMMENDATION:
Staff recommend that the Franklin Municipal Planning Commission approve the Altara Subdivision, Preliminary Plat, with conditions.

Applicant: Keith Brotherton. Mr. Brotherton was present to answer questions.

Citizen Comments: None

MOTION
Commissioner McLemore motioned to approve Altara Subdivision, Preliminary Plat, Creating 4 Residential Lots And 2 Open Space Lots, On 5.82 Acres, Located Northwest Of The Intersection Of South Carothers Road And Copley Road, seconded by Commissioner Lindsey.

Commissioner Mann stated that it seems these types of items are typically on the consent agenda and asked why this one is on the regular agenda.

Ms. Wright explained that the applicant is required to send out public notices so the policy is to not include the item on the consent agenda to allow the public time to make a comment or bring up questions that may need to be addressed by the Planning Commission.

With no further discussion, the motion carried by a vote of 7-0.

12. Westhaven PUD Subdivision, Final Plat, Section 68, Creating 12 Residential Lots And 2 Open Space Lots, Vacating A Portion Of Eliot Road And Dedicating Easements, On 158.54 Acres, Located Southeast Of The Intersection Of Eliot Road And Littleton Way. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven, Final Plat, Section 68
2. FINAL PLAT COF 9193 Westhaven PUD Subdivision, Final Plat, Section 68
3. COF 9193 Westhaven PUD Subdivision, Final Plat, Section 68 Conditions of Approval_01

The item was Approved on Consent Agenda.

13. Ovation PUD Subdivision, Final Plat, Revision 3, Creating 4 Commercial Lots, 2 Open Space Lots, Vacating Some Existing Easements And Dedicating New Easements, On 61.35 Acres, Located South Of East McEwen Drive And East Of Carothers Parkway. (CONSENT AGENDA)

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

Attachments:
1. MAP Ovation, Final Plat, Revision 3
2. COF 9194 Ovation PUD Subdivision, Final Plat, Revision 3 Conditions of Approval_01
3. FINAL PLAT Ovation PUD Subdivision, Final Plat, Revision 3

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS
Vice Chair Michael Orr asked if there was any further business. There was none.

ADJOURN
A motion was made by Commissioner Allen, seconded by Commissioner McLemore to adjourn the meeting. The motion carried 7-0. The meeting adjourned at 7:55 PM.

_____ _____
Chair Date

INSPECTION PUNCH LIST

INSPECTION CYCLE: September 24, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 2, RESUB OF LOTS 65 AND 107 – COF 2662

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$171,000.00
Current Amount:	$42,750.00
Request:	RELEASE TO MA
Recommendation:	Release no maintenance
Date of Inspection:	9/1/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-built drawing that was submitted is a marked up grading plan that has the abandoned storm line called out but i uploaded the previous as-built that was given to the city years ago so there is an actual as-built showing as-built conditions minus the abandoned line.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

07/30/2026
Date Submitted

Berry Farms Town Center - Section 1, Revision 1
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

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

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

✓ Release

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

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

SIGNED:
_____
Developer or Representative

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

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

RYAN L. McMASTER
REGISTERED ENGINEER
AGRICULTURE
No. 108982
STATE OF TENNESSEE

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

7/30/26

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: September 24, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 7 – COF 6035

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$942,000.00
Current Amount:	$235,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	9/1/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

07/30/2026
Date Submitted

Berry Farms Town Center - Section 7 Site Plan
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

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

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

✓ Release

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

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

SIGNED:
_____
Developer or Representative

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

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

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

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

7/30/26

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

ACTION REQUEST FORM

City of Franklin, TN

DATE: ___/____/_____

COF: 2843 **PROJECT NAME:** Quail Hollow SP, sec 1, lot 11

HISTORIC FRANKLIN TENNESSEE

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

ACCESS			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___ months	☐ Extend by ___ months	
DRAINAGE			
☐ Release to Maintenance Agreement	☐ Reduce by__ %; extend by ___ months	☐ Extend by ___ months	
GREEN INFRASTRUCTURE			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
LANDSCAPING			
☒ Release to Maintenance Agreement	☐ Reduce by__%; extend by___ months	☐ Extend by ___ months	
LANDSCAPING (GREEN INFRASTRUCTURE)			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
SEWER			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
SIDEWALKS			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
STREETS			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
WATER			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	
OTHER:			
☐ Release to Maintenance Agreement	☐ Reduce by__%; extend by___months	☐ Extend by ___ months	

For a release or reduction to be considered, the following statement must be completed by applicable design professional(s).

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

----OR-----

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

SIGNED/DATED/PROFESSIONAL SEAL:

Engineer **(Sign and date on seal)**

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

----OR-----

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

SIGNED/DATED/PROFESSIONAL SEAL:

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

Email signed form to sureties@franklintn.gov, or include completed form in As-Builts online submittal Application @ https://franklintn.geocivix.com/secure/

INSPECTION PUNCH LIST

INSPECTION CYCLE: September 24, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

QUAIL HOLLOW SUBDIVISION, SITE PLAN, SECTION 2, LOT 11 (O'REILLY AUTO PARTS) – COF 2843

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$21,000.00
Current Amount:	$21,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance**
Date of Inspection:	8/14/2026
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: September 24, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 6678

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$35,000.00
Current Amount:	$35,000.00
Request:	RELEASE TO MA
Recommendation:	Release
Date of Inspection:	9/8/2026
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

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

File #: 26-01074

DATE: 9/24/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2026-24, An Ordinance To Rezone 19.11 Acres From Planned (PD 96,536) District To Planned (PD 2.09/40,536) District For The Property Located East Of Franklin Road And South Of Moores Lane (Branch Creek Crossing PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9208
Applicant: Greg Gamble, Kimley Horn
Owner: BBC Investments, Mike Ford, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the property located east of Franklin Road and South of Moores Lane at the Branch Creek Crossing PUD Subdivision. The request is to reduce overall commercial square footage and to include residential units. The original rezoning and development plan for this property was approved in February 2015 with office and local commercial in the parcels along Franklin Road. As such, this property is vested under the 2014 Zoning Ordinance, but Staff still looks to Envision Franklin for all current rezoning requests. Envision Franklin places this property in the Neighborhood Mixed Use Design Concept, which states that this design concept, "provides a variety of high-activity uses with a connected and walkable block layout. [New] developments are intended to be centers that serve its own residents as well as surrounding neighborhoods with local commercial uses." This design concept does support multifamily residential as a use, so the proposed use and entitlements for the property are consistent with Envision Franklin.

PROCEDURAL REQUIREMENTS:
1. 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

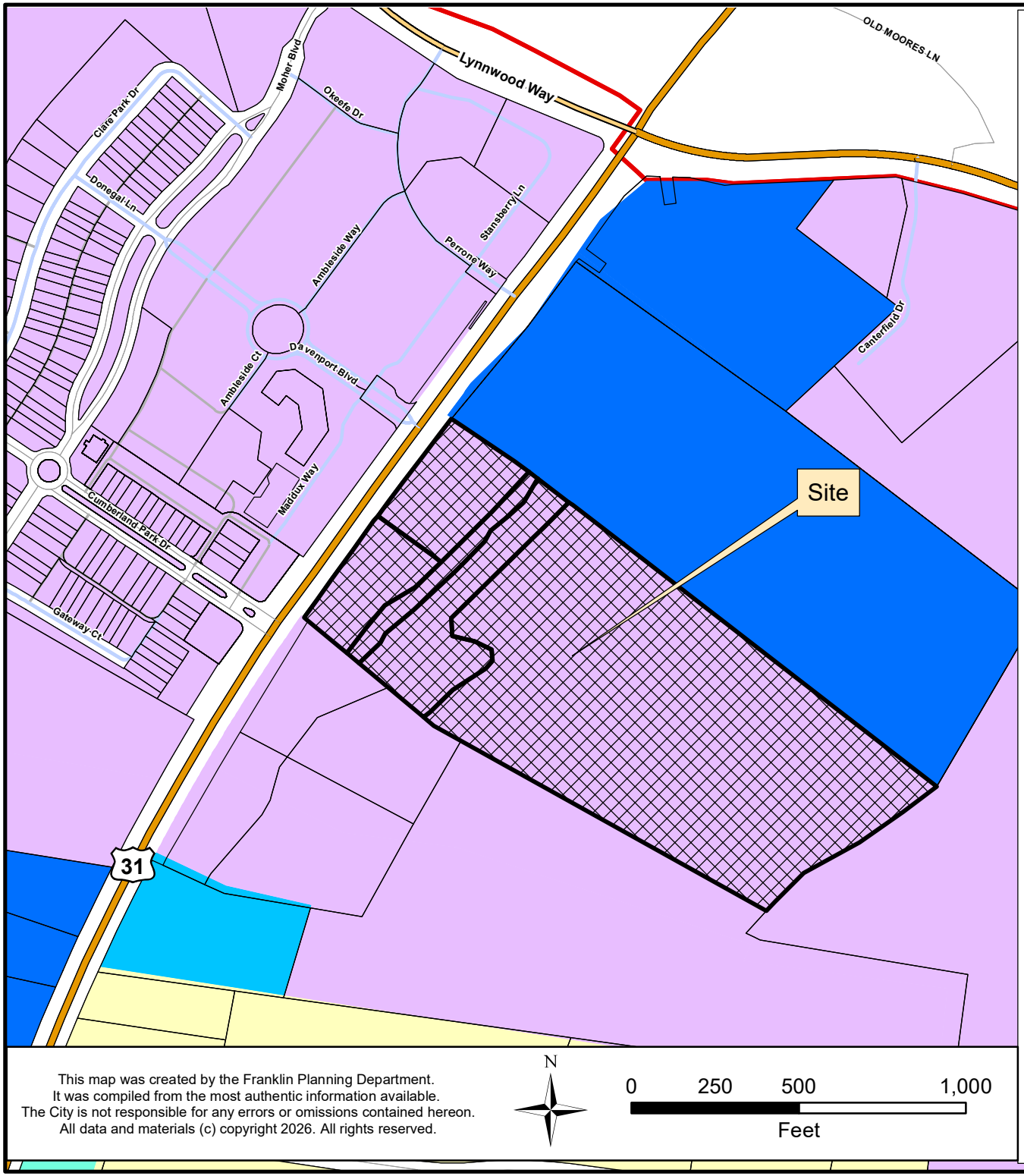
condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-24.



BRANCH CREEK CROSSING PUD SUBDIVISION
ORDINANCE 2026-24
RESOLUTION 2026-79

Project Information
Existing Zoning: PD 96,536
Proposed Zoning: PD 2.04/40,536
Overlay Districts: HHO, FWO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 40
Proposed Nonresidential Square Footage: 0

Legend

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

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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2026-24

AN ORDINANCE TO REZONE 19.11 ACRES FROM PLANNED (PD 96,536) DISTIRCT TO PLANNED (PD 2.09/40,536) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF MOORES LANE (BRANCH CREEK CROSSING PUD)

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

WHEREAS, the Planned 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 2026-79, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 96,536) District to Planned (PD 2.09/40,536) District:

PREMISES CONSIDERED

Map-Parcel	Acres
053 – 75.00	13.81
053 – 75.02	1.59
053 – 75.03	1.27
053 – 75.04	1.84
053 – 75.05	0.60
Total	19.11

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

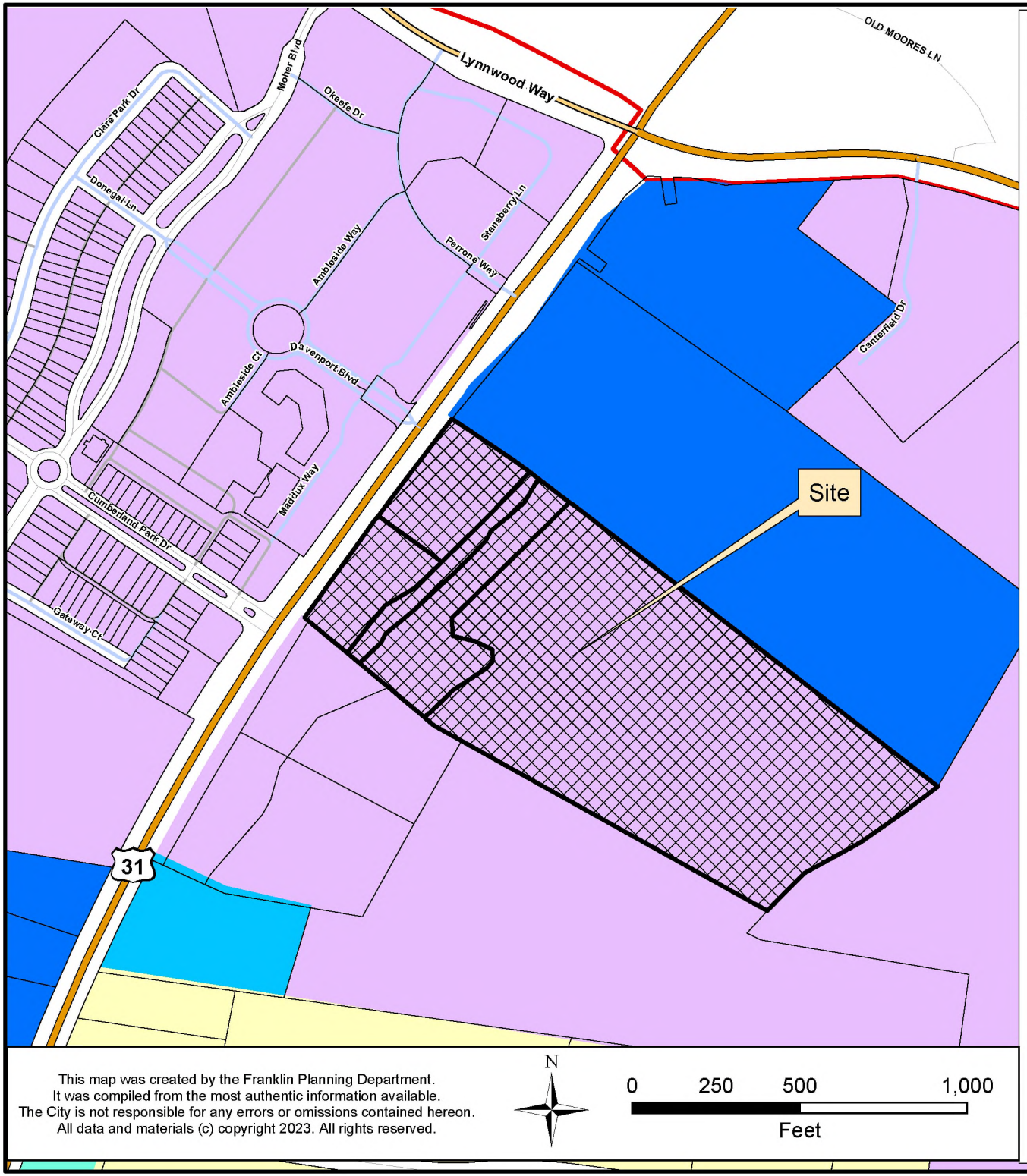
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



BRANCH CREEK CROSSING PUD SUBDIVISION
ORDINANCE 2026-24
RESOLUTION 2026-79

Project Information
Existing Zoning: PD 96,536
Proposed Zoning: PD 2.04/40,536
Overlay Districts: HHO, FWO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 40
Proposed Nonresidential Square Footage: 0

Legend

- Branch Creek Crossing PUD

Representation: DBO.ZoningDistrictsUpdate_Rep

- 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
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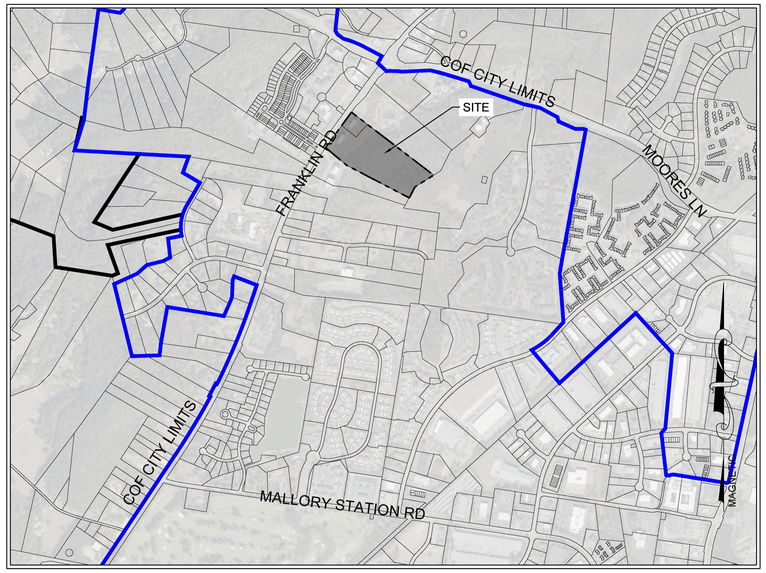
HISTORIC FRANKLIN TENNESSEE

BRANCH CREEK CROSSING DEVELOPMENT
PLAN REVISION 4, REZONING REQUEST

FRANKLIN, TENNESSEE

COF PROJECT #9208

SITE DATA TABLE	
PROJECT NAME:	BRANCH CREEK CROSSING DEVELOPMENT PLAN REVISION 4, REZONING REQUEST
PROJECT #:	9208
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS—	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106



VICINITY MAP
1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

WARD DISTRICT: WARD 2
WARD MEMBER: MATT BROWN
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

DEVELOPMENT SUMMARY

REVISION 4:
- REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING
- LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.
- LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 3:
- REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
- LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
- LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT (LOT 3)

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHC9 LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
3000 STANSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1218 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067	SD-X	BCCO-4	EITHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50536	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1021 CUMBERLAND PARK DR	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER

STATEMENT OF IMPACTS:
THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHEAST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT. THE PROPOSED DEVELOPMENT PLAN REVISION FOR LOT 3 IS CONSISTENT WITH THE VISION AND RECOMMENDATIONS FOR THE AREA BY PROVIDING A COMPACT RESIDENTIAL DEVELOPMENT PATTERN THAT SUPPORTS WALKABILITY, CONNECTIVITY, AND COMPATIBILITY WITH ADJACENT USES.

THE PROPOSED BUILDING AND PARKING LAYOUT EMPHASIZES PEDESTRIAN-ORIENTED DESIGN BY LIMITING PARKING ALONG BUILDING FRONTAGES TO PARALLEL PARKING AND LOCATING THE MAJORITY OF PARKING TO THE REAR OF THE BUILDINGS. A CONNECTED SIDEWALK NETWORK IS PROVIDED THROUGHOUT THE SITE AND LINKS THE PROPOSED RESIDENTIAL BUILDINGS TO THE ADJACENT EXISTING OFFICE DEVELOPMENT, IMPROVING CONNECTIVITY BETWEEN USES AND SUPPORTING A WALKABLE ENVIRONMENT.

THE PROPOSAL ADVANCES THE GUIDING PRINCIPLES OF ENVISION FRANKLIN BY PROMOTING A CONNECTED DEVELOPMENT PATTERN, ENCOURAGING PEDESTRIAN MOVEMENT, AND INTEGRATING COMPLEMENTARY RESIDENTIAL AND OFFICE USES IN A MANNER CONSISTENT WITH THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT.

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

PROJECT DESIGN TEAM

CIVIL ENGINEER
M2 GROUP
1881 GENERAL GEORGE PATTON DR
STE 107, FRANKLIN, TN 37067
CONTACT: MATT BRYANT
PHONE. (615) 556-0257

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR, SUITE 200,
FRANKLIN, TN 37067
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765

INITIAL SUBMITTAL : 8/10/2026
RESUBMITTAL: 9/3/2026

PREPARED BY:

Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com

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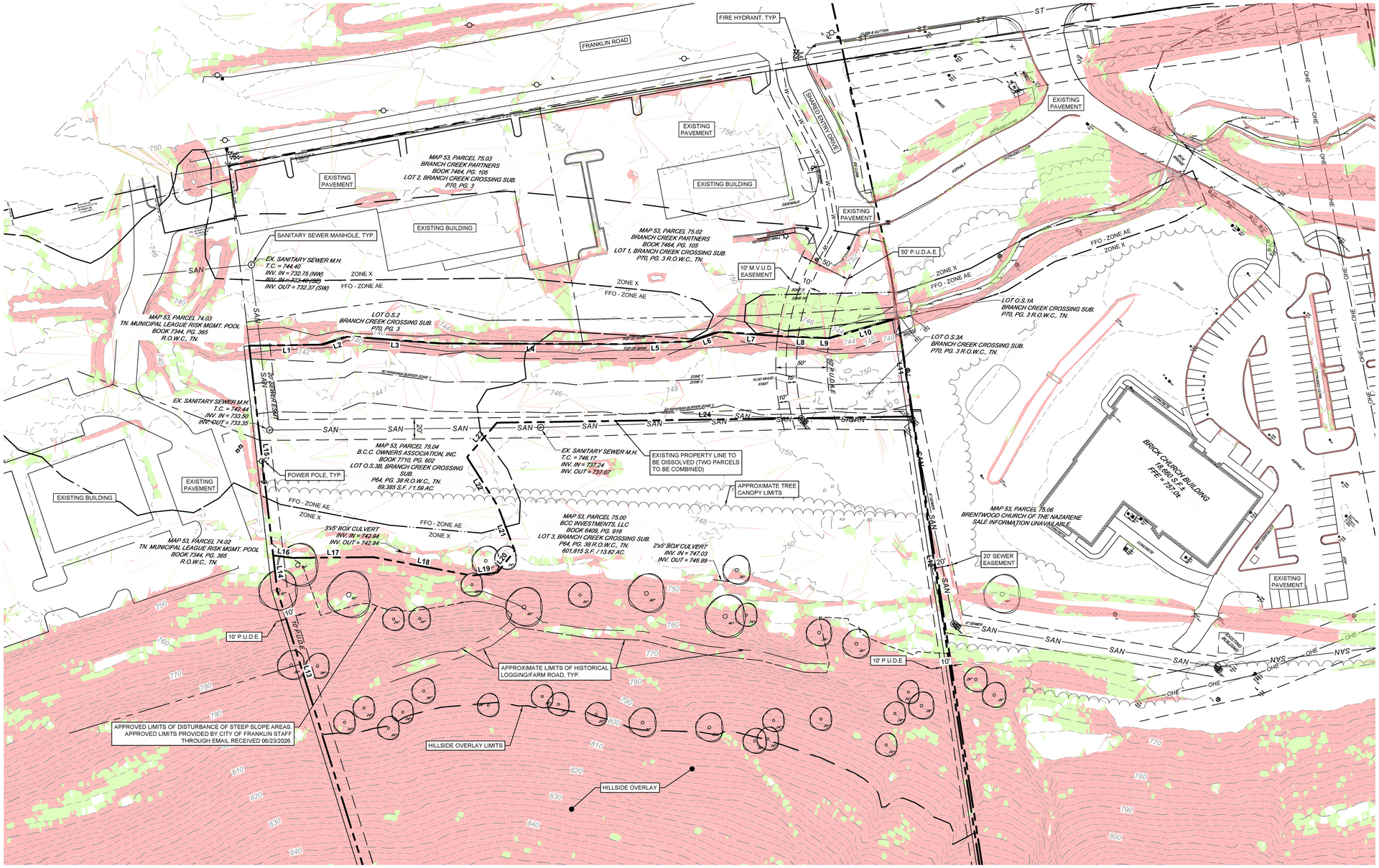
M2 GROUP
m2groupllc.com

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	8/10/2026	INITIAL SUBMITTAL
2	9/3/2026	RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118683007	1	2

Drawing name: K:\FRA_LAP_GDC\development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Rezoning Set.dwg C0.0 COVER SHEET Sep 01, 2026 1:55pm by: Emory,Morgan



SLOPES LEGEND:

- NATURAL SLOPES 14% - 19.99%
- NATURAL SLOPES 20% & GREATER

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- FLOODWAY FRINGE OVERLAY (FFO)
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE, AND PRIVATE ACCESS EASEMENT
- M.V.U.D.E. — EXCLUSIVE MALLORY VALLEY UTILITY DISTRICT EASEMENT
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING TREELINE

NOTES:

1. **ZONING DISTRICT:** PLANNED DISTRICT (EQUIVALENT TO SD-R/SD-X)
2. **OVERLAY ZONING DISTRICT:** HILLSIDE HILLCREST OVERLAY (HHO DISTRICT) AND FLOODWAY FRINGE OVERLAY (FFO DISTRICT)
3. SURVEY PREPARED BY TWM, DATED 06-12-2026.

FEMA FLOODPLAIN NOTE:

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "FRANKLIN, TENNESSEE" PANEL 205 OF 485, MAP NUMBER 47187C0205F, EFFECTIVE SEPTEMBER 22, 2009.

STORMWATER NARRATIVE:

THE EXISTING SITE CONSISTS OF TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA.

EXISTING SOIL TYPES:

THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

TYPE A = ±1.7 AC. (10.8% OF SITE)
TYPE B = ±9.8 AC. (62.8% OF SITE)
TYPE C = ±2.4 AC. (15.1% OF SITE)
ROCKLAND = ±1.8 AC. (11.3% OF SITE)

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±0.00 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.05

PEAK FLOW RUNOFF:
2 YEAR: 10.12 CFS
5 YEAR: 13.78 CFS
10 YEAR: 15.73 CFS
25 YEAR: 18.05 CFS
50 YEAR: 20.14 CFS
100 YEAR: 22.58 CFS

Parcel Line Table		
Line #	Length	Direction
L1	72.10	S45° 33' 59.91"W
L2	25.83	S28° 16' 06.65"W
L3	91.51	S50° 42' 38.14"W
L4	171.87	S46° 37' 09.25"W
L5	70.12	S44° 15' 21.39"W
L6	29.57	S27° 40' 51.82"W
L7	61.15	S50° 33' 17.77"W
L8	35.54	S48° 45' 50.53"W

Parcel Line Table		
Line #	Length	Direction
L9	10.69	S48° 45' 50.53"W
L10	68.79	S30° 03' 32.41"W
L11	96.63	N52° 21' 05.16"W
L12	1139.98	N52° 21' 05.16"W
L13	933.78	S60° 52' 12.46"E
L14	33.65	S50° 07' 58.00"E
L15	205.39	S50° 07' 58.00"E
L16	19.27	N53° 42' 16.72"E

Parcel Line Table		
Line #	Length	Direction
L17	78.47	N45° 50' 35.11"E
L18	97.46	N57° 02' 30.64"E
L19	24.98	N39° 33' 03.41"E
L20	27.12	N5° 25' 20.73"W
L21	45.84	N64° 15' 00.59"W
L22	56.81	N75° 45' 36.04"W
L23	44.42	N2° 36' 45.51"W
L24	404.75	N45° 32' 11.90"E

COMPREHENSIVE REVIEW AT SITE PLAN:

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

Know what's below. Call before you dig.

DESCRIPTION	DATE	REVISION #

RICHARD V SPECKMAN — LICENSED PROFESSIONAL ENGINEER — 119579 — STATE OF TENNESSEE
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9208
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615.656.0287 / M2GROUP.LLC.COM

EXISTING CONDITIONS

DRAWN BY: JPN / RLE
CHECKED BY: RVS / MWB
DATE: SEPTEMBER 3, 2026
PROJECT NO.: 26-148

SHEET NUMBER:
C1.0

26-148 - EXISTING CONDITIONS - REZONING DWG | Thursday, August 27, 2026 4:53:23 PM

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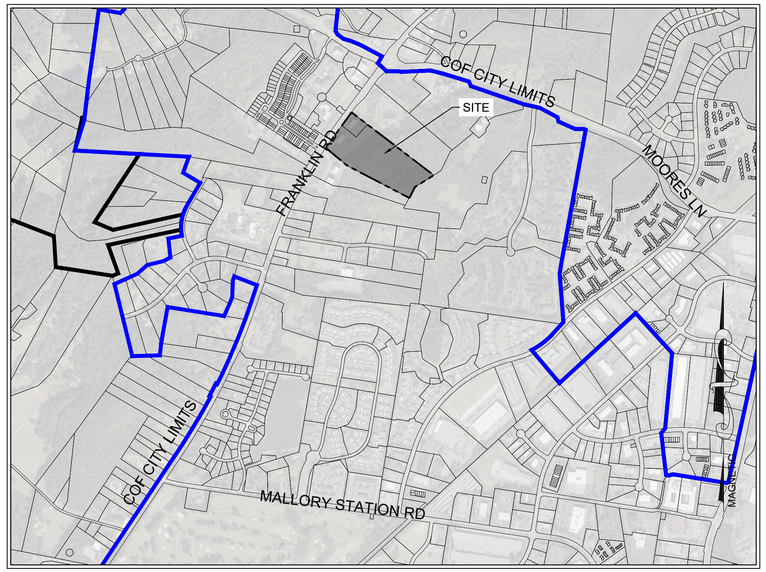
BRANCH CREEK CROSSING DEVELOPMENT
PLAN REVISION 4, REZONING REQUEST

FRANKLIN, TENNESSEE

COF PROJECT #9208



VICINITY MAP
1" = 1000'

SITE DATA TABLE	
PROJECT NAME:	BRANCH CREEK CROSSING DEVELOPMENT PLAN REVISION 4, REZONING REQUEST
PROJECT #:	9208
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS---	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

WARD DISTRICT: WARD 2
WARD MEMBER: MATT BROWN
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

DEVELOPMENT SUMMARY

REVISION 4:
- **REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING**
- **LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.**
- **LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHC9 LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
3000 STANSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1218 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067	SD-X	BCCO-4	EITHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50536	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1013 CUMBERLAND PARK DR	HUME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
1021 CUMBERLAND PARK DR	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	EITHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	EITHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	EITHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	EITHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	EITHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	EITHER

STATEMENT OF IMPACTS:
THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHEAST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT. THE PROPOSED DEVELOPMENT PLAN REVISION FOR LOT 3 IS CONSISTENT WITH THE VISION AND RECOMMENDATIONS FOR THE AREA BY PROVIDING A COMPACT RESIDENTIAL DEVELOPMENT PATTERN THAT SUPPORTS WALKABILITY, CONNECTIVITY, AND COMPATIBILITY WITH ADJACENT USES.

THE PROPOSED BUILDING AND PARKING LAYOUT EMPHASIZES PEDESTRIAN-ORIENTED DESIGN BY LIMITING PARKING ALONG BUILDING FRONTAGES TO PARALLEL PARKING AND LOCATING THE MAJORITY OF PARKING TO THE REAR OF THE BUILDINGS. A CONNECTED SIDEWALK NETWORK IS PROVIDED THROUGHOUT THE SITE AND LINKS THE PROPOSED RESIDENTIAL BUILDINGS TO THE ADJACENT EXISTING OFFICE DEVELOPMENT, IMPROVING CONNECTIVITY BETWEEN USES AND SUPPORTING A WALKABLE ENVIRONMENT.

THE PROPOSAL ADVANCES THE GUIDING PRINCIPLES OF ENVISION FRANKLIN BY PROMOTING A CONNECTED DEVELOPMENT PATTERN, ENCOURAGING PEDESTRIAN MOVEMENT, AND INTEGRATING COMPLEMENTARY RESIDENTIAL AND OFFICE USES IN A MANNER CONSISTENT WITH THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT.

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

PROJECT DESIGN TEAM

CIVIL ENGINEER
M2 GROUP
1881 GENERAL GEORGE PATTON DR
STE 107, FRANKLIN, TN 37067
CONTACT: MATT BRYANT
PHONE: (615) 556-0257

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR, SUITE 200,
FRANKLIN, TN 37067
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765

INITIAL SUBMITTAL : 8/10/2026
RESUBMITTAL: 9/3/2026

PREPARED BY:

Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com

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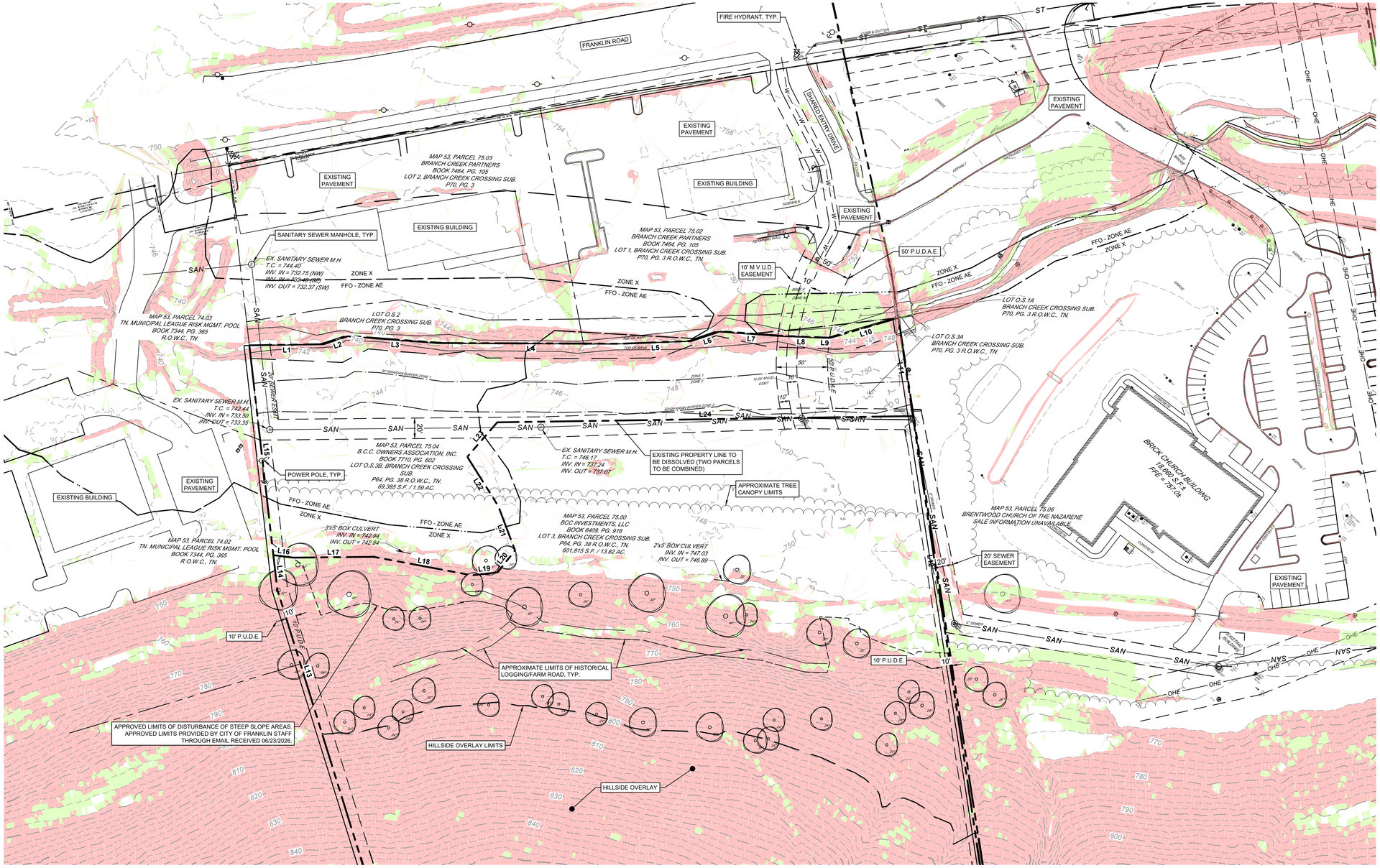
M2 GROUP
m2groupllc.com

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	8/10/2026	INITIAL SUBMITTAL
2	9/3/2026	RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118683007	1	2

Drawing name: K:\FRA_LAP\...GDC\development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Rezoning Set.dwg C0.0 COVER SHEET Sep 01, 2026 1:55pm by: Emory,Morgan



SLOPES LEGEND:

- NATURAL SLOPES 14% - 19.99%
- NATURAL SLOPES 20% & GREATER

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- FLOODWAY FRINGE OVERLAY (FFO)
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE, AND PRIVATE ACCESS EASEMENT
- M.V.U.D.E. — EXCLUSIVE MALLORY VALLEY UTILITY DISTRICT EASEMENT
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING TREELINE

NOTES:

1. **ZONING DISTRICT:** PLANNED DISTRICT (EQUIVALENT TO SD-R/SD-X)
2. **OVERLAY ZONING DISTRICT:** HILLSIDE HILLCREST OVERLAY (HHO DISTRICT) AND FLOODWAY FRINGE OVERLAY (FFO DISTRICT)
3. SURVEY PREPARED BY TWM, DATED 06-12-2026.

FEMA FLOODPLAIN NOTE:

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "FRANKLIN, TENNESSEE" PANEL 205 OF 485, MAP NUMBER 47187C0205F, EFFECTIVE SEPTEMBER 22, 2009.

STORMWATER NARRATIVE:

THE EXISTING SITE CONSISTS OF TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA.

EXISTING SOIL TYPES:

THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

TYPE A = ±1.7 AC. (10.8% OF SITE)
TYPE B = ±9.8 AC. (62.8% OF SITE)
TYPE C = ±2.4 AC. (15.1% OF SITE)
ROCKLAND = ±1.8 AC. (11.3% OF SITE)

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±0.00 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.05

PEAK FLOW RUNOFF:
- 2 YEAR: 10.12 CFS
- 5 YEAR: 13.78 CFS
- 10 YEAR: 15.73 CFS
- 25 YEAR: 18.05 CFS
- 50 YEAR: 20.14 CFS
- 100 YEAR: 22.58 CFS

Parcel Line Table		
Line #	Length	Direction
L1	72.10	S45° 33' 59.91"W
L2	25.83	S28° 16' 06.65"W
L3	91.51	S50° 42' 38.14"W
L4	171.87	S46° 37' 09.25"W
L5	70.12	S44° 15' 21.39"W
L6	29.57	S27° 40' 51.82"W
L7	61.15	S50° 33' 17.77"W
L8	35.54	S48° 45' 50.53"W

Parcel Line Table		
Line #	Length	Direction
L9	10.69	S48° 45' 50.53"W
L10	68.79	S30° 03' 32.41"W
L11	96.63	N52° 21' 05.16"W
L12	1139.98	N52° 21' 05.16"W
L13	933.78	S60° 52' 12.46"E
L14	33.65	S50° 07' 58.00"E
L15	205.39	S50° 07' 58.00"E
L16	19.27	N53° 42' 16.72"E

Parcel Line Table		
Line #	Length	Direction
L17	78.47	N45° 50' 35.11"E
L18	97.46	N57° 02' 30.64"E
L19	24.98	N39° 33' 03.41"E
L20	27.12	N5° 25' 20.73"W
L21	45.84	N64° 15' 00.59"W
L22	56.81	N75° 45' 36.04"W
L23	44.42	N2° 36' 45.51"W
L24	404.75	N45° 32' 11.90"E

COMPREHENSIVE REVIEW AT SITE PLAN:

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

Know what's below. Call before you dig.

DESCRIPTION	DATE	REVISION #

RICHARD V SPECKMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 119979 — 09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9208
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0287 / INFO@M2-LLC.COM

EXISTING CONDITIONS

DATE:	SEPTEMBER 3, 2026	DRAWN BY:	JPN / RLE
PROJECT NO. :	26-148	CHECKED BY :	RVS / MWB

SHEET NUMBER: C1.0

26-148 - EXISTING CONDITIONS - REZONING.DWG | Thursday, August 27, 2026 4:57:23 PM
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File #: 26-01075

DATE: 9/24/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2026-79, A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, With 2 Modifications Of Development Standards (Parking, Architecture), For The Property Located East Of Franklin Road And South Of Moores Lane, Located At 574 And 580 Franklin Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9209
Applicant: Greg Gamble, Kimley Horn
Owner: BBC Investments, Mike Ford, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Branch Creek Crossing PUD Subdivision development plan for the property located east of Franklin Road and South of Moores Lane. The original rezoning and development plan for this property was approved in February 2015 with office and local commercial in the parcels along Franklin Road that have been constructed. As such, this property is vested under the 2014 Zoning Ordinance. The plan was originally approved with multifamily buildings on the subject parcel, however the plan was previously revised to modify those buildings into office space. The applicant has now submitted a revision to remove an office space and instead construct 4 multifamily buildings with 40 dwelling units, which is similar to what was originally approved.

Envision Franklin places this property in the Neighborhood Mixed Use Design Concept, which states that this design concept, "provides a variety of high-activity uses with a connected and walkable block layout. [New] developments are intended to be centers that serve its own residents as well as surrounding neighborhoods with local commercial uses." Envision Franklin further states that, "Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. All building walls should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break

down the overall scale of a building." The revised plan as submitted meets the standards of the 2014 Ordinance.

Modifications Of Standards

There are two modifications of standards requests included with this development plan. The MOS requests are related to parking and architecture. There were two previous MOS requests approved for the Branch Creek Crossing PUD relating to loading areas and setbacks.

MOS #3: Request to use current parking requirements per Section 10.2.3 of the 1-13-2026 Zoning Ordinance for 2.25 spaces per 2+ bedroom unit for multifamily buildings.

The applicant is requesting to use current parking requirements per Section 10.2.3 of the 1-13-2026 Zoning Ordinance for 2.25 spaces per 2+ bedroom unit for multifamily buildings rather than the requirements of the 2014 Franklin Zoning Ordinance. The previous requirement was for 2.5 spaces per 2 bedroom unit and 3 spaces per 3+ bedroom unit. Because this ratio meets current parking standards, Staff is supportive of this request.

Staff recommends approval of MOS #3.

MOS #4: Request to allow one of the listed architectural attributes per Section 5.5.3(3)(B)(VII) of the 2014 Zoning Ordinance.

The applicant is requesting to allow only one of the listed architectural attributes per Section 5.5.3(3)(B)(VII) of the 2014 Zoning Ordinance, which are as follows:

A. A variation in length of 30% or more;
B. A variation in the size (square footage) of the building footprint by 30% or more;
C. A variation in color or in use of materials, or both;
D. A Variation In The Type Of Attached Residential Dwellings Contained In The Structure (E.G., Vertically Attached Or Horizontally Stacked; or
E. A Distinct Variation In Building Height By At Least 20 Percent And Roof Form

The 2014 Zoning Ordinance requires the inclusion of a minimum of two of the listed attributes for architecture. With the conceptual architecture that has been provided with this revision, the design meets the current Zoning Ordinance architectural standards even if the MOS is approved. Therefore, staff can support this request.

Staff recommends approval of MOS #4.

PROCEDURAL REQUIREMENTS:

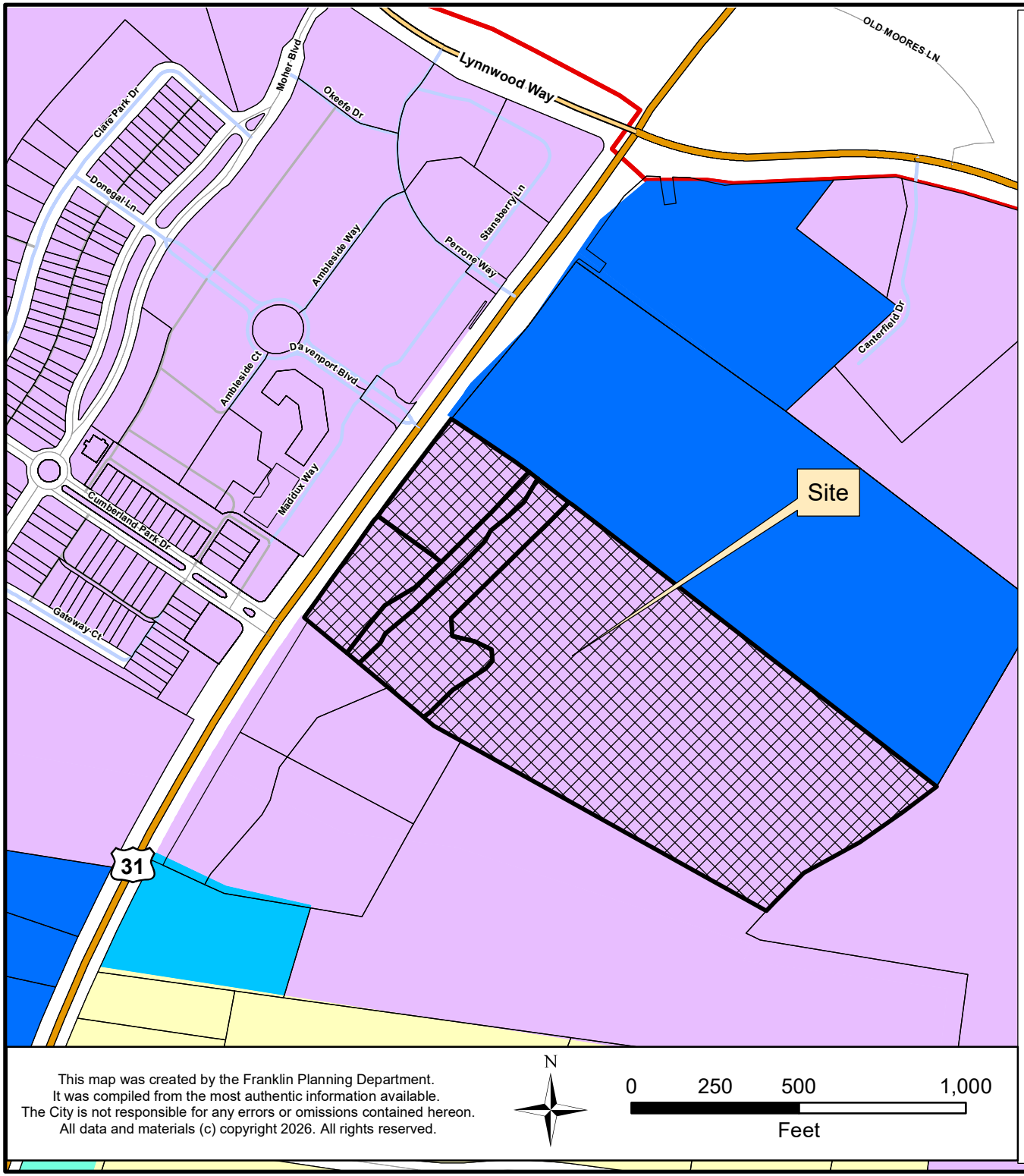
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online 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:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-79, with conditions.



BRANCH CREEK CROSSING PUD SUBDIVISION
ORDINANCE 2026-24
RESOLUTION 2026-79

Project Information
Existing Zoning: PD 96,536
Proposed Zoning: PD 2.04/40,536
Overlay Districts: HHO, FWO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 40
Proposed Nonresidential Square Footage: 0

Legend

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

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Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9209

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering

General Issues

39. Soldier Pile Retaining Walls

lance.fittro@franklintn.gov	The previous comment to remain as a condition of approval **to be addressed with the future Site Plan**: All proposed retaining walls shall meet the material, aesthetics and landscape screening standards given in the vested zoning ordinance, including those identified as "Soldier Pile Retaining Walls" on the development plan.

Parks

General Issues

14. Parkland information

kevinl@franklintn.gov	The law-approved agreement was sent to the applicant on 8-28-26 for signatures. This project will be considered "Failed" until we receive the signed copy to be placed on a BOMA agenda. Applicant Keli Frymire reached out to Parks on Sept 8th to request a change in the Parkland Impact Agreement from Fees in Lieu to Fees and Construction. This will require Law approval and signatures to be obtained. They can move to the Planning Commission, but the agreement will need to be completed by Sept. 30th to move to the Oct. 13th Work Session. So, Conditional Approved will be the comments. [Edited By Kevin Lindsey]

Planning

General Issues

15. Modification of Standards

joseph.bryan@franklintn.gov	Staff can support MOS 3 for parking standards.

35. Project number

joseph.bryan@franklintn.gov	Comment not fully addressed. Applicant shall state project number 9209 on all sheets in the final one stop submittal.

43. Modification of Standards

joseph.bryan@franklintn.gov Staff can support MOS 4 for architecture.

Planning (Landscape)

General Issues

3. Open Space

jason.arnold@franklintn.gov Advisory Comment only.

At Site Plan, clearly define Open Space types and all of the amenities associated.

Stormwater

General Issues

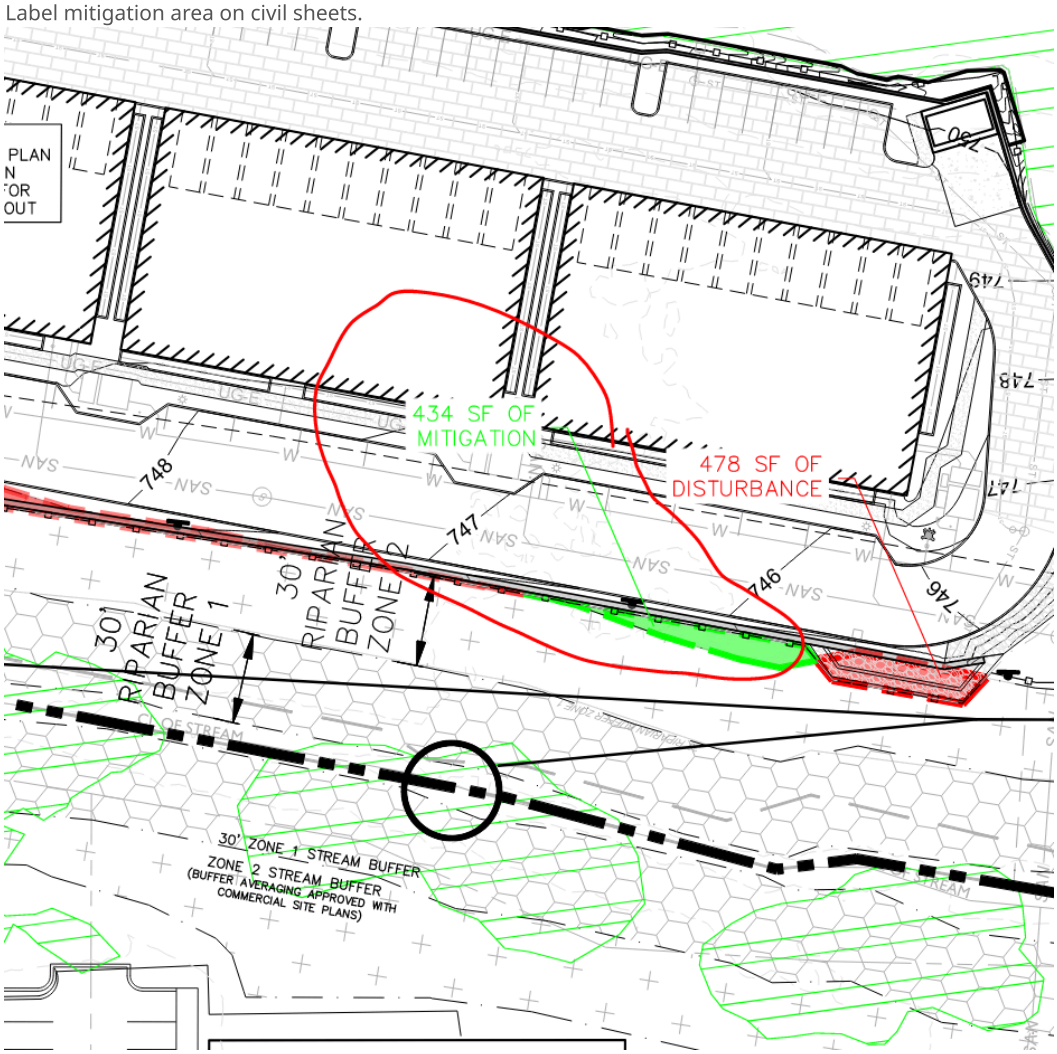
17. Stormwater Management Plan

ellen.moore@franklintn.gov This is an advisory comment and does not affect approval:

Hillside drainage shall not be concentrated towards neighboring properties and shall be managed onsite. The hillside drainage shall not be directed through the paver underdrains.

25. Riparian Buffer

jeff.willoughby@franklintn.gov Label mitigation area on civil sheets.



Zoning

General Issues

18. FFO

shanna.mccoy@franklintn.gov The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

19. FFO/FEMA

shanna.mccoy@franklintn.gov The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

RESOLUTION 2026-79

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION, WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING, ARCHITECTURE), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF MOORES LANE, LOCATED AT 574 AND 580 FRANKLIN ROAD

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 2014-46 on 2/24/2015, and originally approved a Development Plan for the subject property as part of Resolution 2014-97 on 2/10/2015; 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 2014-97, will determine that the project application meets substantial compliance, and 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

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

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.1; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2026-24.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
053 – 75.00	13.81
053 – 75.02	1.59
053 – 75.03	1.27
053 – 75.04	1.84
053 – 75.05	0.60
Total	19.11

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 Branch Creek Crossing PUD are as follows:

Entitlements	Branch Creek Crossing PUD
Original Base Zone District	PD 96,536
Requested Base Zone District	PD 2.04/40,536
Other Zoning Overlays	HHO, FWO, FFO
Development Standard	Traditional
Number of Dwelling Units	40
Number of Nonresidential Square Footage	40,536
Number of Hotel Rooms	0
Connectivity Index	1.6
Open Space Requirements	3%
Number of Phases in Development	1
Vested Development Plan Approval	Resolution No. 2014-97 Date of approval: 2/10/2015
Approved Modification of Development Standards	MOS 1 – Loading areas to be located to the side of condominium buildings

	MOS 2 – 95 foot setback from the primary entrance and the primary street the building fronts due to existing underground utilities and easements.
Development Plan Revision Number	4

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 3: **Request to use current parking requirements per Section 10.2.3 of the 1-13-2026 Zoning Ordinance for 2.25 Spaces per 2+ bedroom multifamily unit.** Approved: _____ Denied: _____	Section 5.9.4 : Off Street Parking 2 Bedroom Unit – 2.5 spaces per unit 3+ Bedroom Unit – 3 spaces per unit *Staff recommended approval.*
MOS 4: **Request to allow one of the listed attributes per Section 5.5.3(3)(B)(VII):** **A. A variation in length of 30% or more;** **B. A variation in the size (square footage) of the building footprint by 30% or more;** **C. A variation in color or in use of materials, or both;** **D. A Variation In The Type Of Attached Residential Dwellings Contained In The Structure (E.G., Vertically Attached Or Horizontally Stacked; or**	Section 5.5.3(3)(B)(VII) : Building Design – Architectural Variation Requires the inclusion of a minimum of two of the listed variation attributes. *Staff recommended approval.*

E. A Distinct Variation In Building Height By At Least 20 Percent And Roof Form. Approved: _____ Denied: _____	

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2026-24, 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, TN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

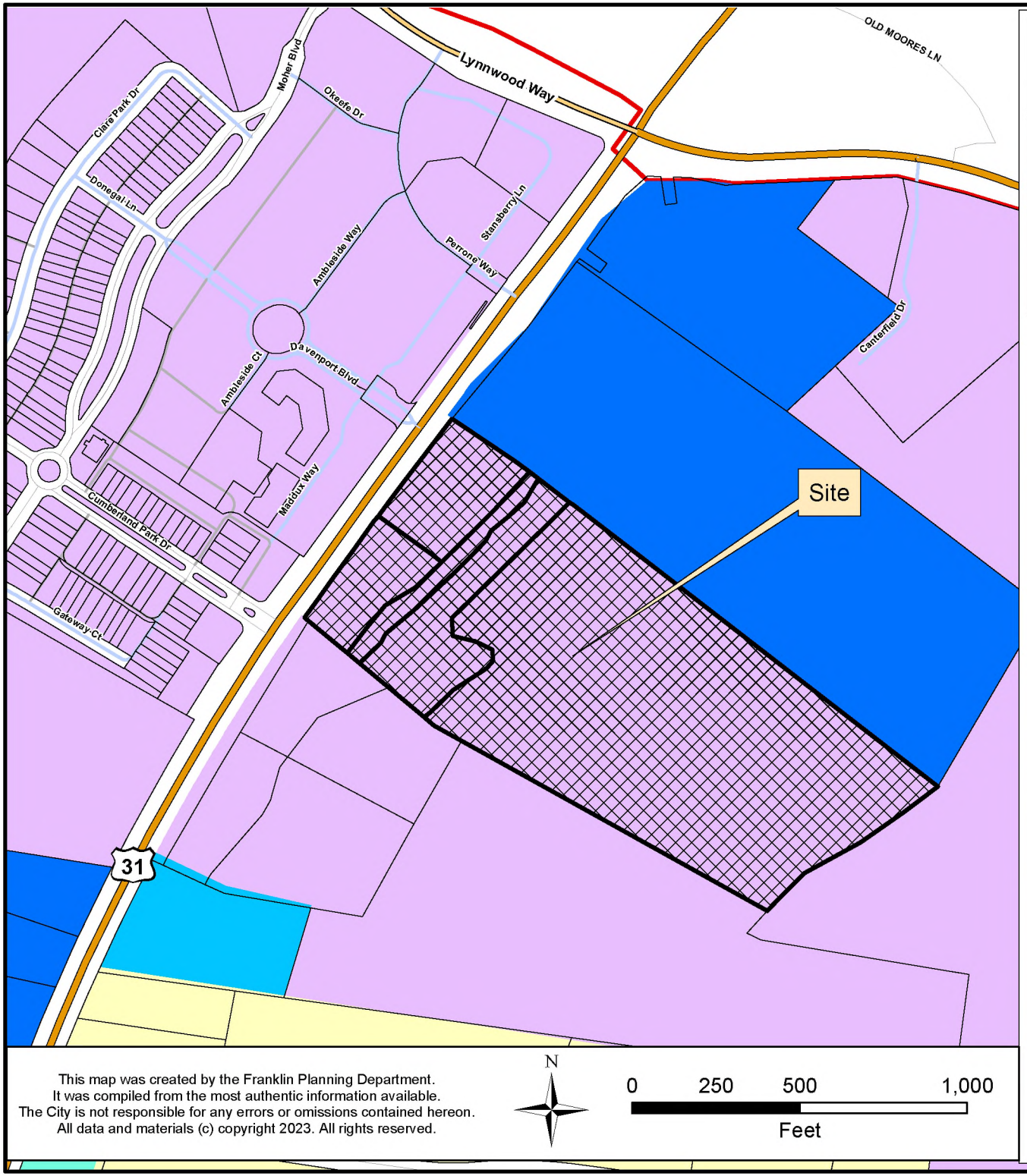
PREAPPLICATION CONFERENCE: _____8/4/2026_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____8/27/2026____

NEIGHBORHOOD MEETING: _____8/4/2026_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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Feet

BRANCH CREEK CROSSING PUD SUBDIVISION
ORDINANCE 2026-24
RESOLUTION 2026-79

Project Information
Existing Zoning: PD 96,536
Proposed Zoning: PD 2.04/40,536
Overlay Districts: HHO, FWO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 40
Proposed Nonresidential Square Footage: 0

Legend

- Branch Creek Crossing PUD

Representation: DBO.ZoningDistrictsUpdate_Rep

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

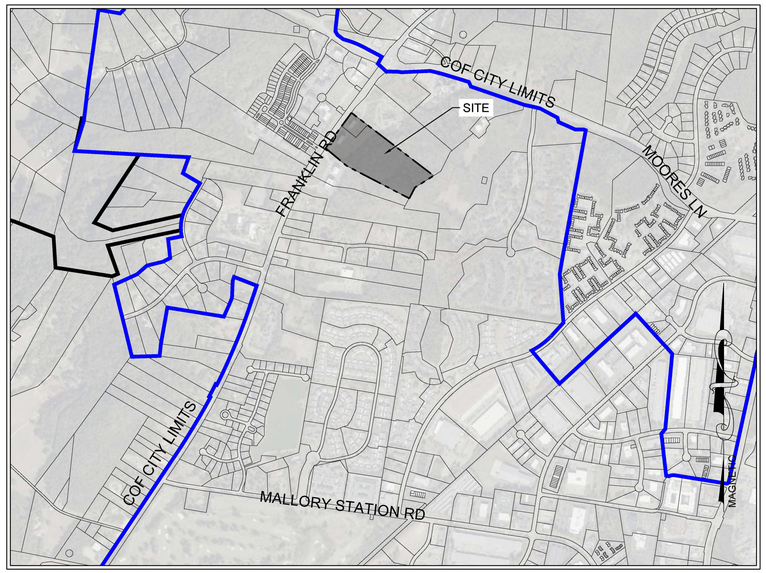
HISTORIC FRANKLIN TENNESSEE

BRANCH CREEK CROSSING DEVELOPMENT
PLAN REVISION 4

FRANKLIN, TENNESSEE

COF PROJECT 9209

SITE DATA TABLE	
PROJECT NAME:	BRANCH CREEK CROSSING, DEVELOPMENT PLAN REVISION 4
PROJECT #:	9209
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
CHARACTER AREA OVERLAY:	BCCO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS—	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106



VICINITY MAP
1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVED DEVELOPMENT PLAN
C0.2	DEVELOPMENT PLAN REVISION COMPARISON
C0.3	MODIFICATION OF STANDARDS
C1.0	EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN - FIRE
C4.1	ROW & ACCESS PLAN - SOLID WASTE
C4.2	ROW & ACCESS PLAN - VACUUM
C5.0	UTILITY PLAN
C5.1	EXISTING SANITARY SEWER PLAN & PROFILE
L1.0	OVERALL TREE PRESERVATION PLAN
L2.0	BUFFER REDUCTION REQUEST
L2.1	BUFFER MITIGATION PLAN
A1.0	ARCHITECTURAL CHARACTER

PARKLAND DEDICATION:

40 UNITS X $5,408 = $216,320

$216,320 DUE AT THE FIRST BUILDING PERMIT

BUILDING CODE DATA CHART:

CONSTRUCTION TYPE: VA CONSTRUCTION, 13R SPRINKLER SYSTEM
BUILDING HEIGHT: 3 STORIES, OVER 30'
OCCUPANCY CLASSIFICATION: R-2

COMPREHENSIVE REVIEW AT SITE PLAN:

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

WARD DISTRICT: WARD 2
WARD MEMBER: MATT BROWN
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

PROJECT DESIGN TEAM

CIVIL ENGINEER
M2 GROUP
1881 GENERAL GEORGE PATTON DR
STE 107, FRANKLIN, TN 37067
CONTACT: MATT BRYANT
PHONE: (615) 656-0257

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR, SUITE 200,
FRANKLIN, TN 37067
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE:	SEPTEMBER 29, 2014
SUBDIVISION REGULATIONS:	FEBRUARY 28, 2013
HISTORIC DISTRICT DESIGN GUIDELINES:	N/A
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	MAY 10, 2011
STORMWATER BMP MANUAL:	JANUARY 1, 2014
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	DECEMBER 10, 2013
MUNICIPAL CODE:	OCTOBER 30, 2014

DEVELOPMENT SUMMARY

REVISION 4:
- **REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING**
- **LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.**
- **LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

PREVIOUSLY APPROVED MODIFICATION OF STANDARDS (COF #4692)

APPROVED MOS 1
CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.

APPROVED MOS 2
CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET
SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.

MODIFICATION OF STANDARDS REQUEST

REQUESTED MOS 3
SECTION 5.9.4: OFF-STREET PARKING STANDARDS FROM THE 2014 ZONING ORDINANCE.
THE ZONING ORDINANCE REQUIRES ATTACHED RESIDENTIAL DWELLING UNITS TO PROVIDE PARKING AT THE FOLLOWING RATIOS:
1 BEDROOM: 1.50 SPACES PER UNIT
2 BEDROOM: 2.50 SPACES PER UNIT
3+ BEDROOM: 3.00 SPACES PER UNIT

A MODIFICATION OF STANDARD 5.9.4 IS REQUESTED TO PERMIT THE USE OF THE CURRENT ZONING ORDINANCE PARKING RATIO OF 2.25 SPACES PER DWELLING UNIT FOR UNITS CONTAINING TWO OR MORE BEDROOMS.

REQUESTED MOS 4
SECTION 5.3.5(3)(B)(VII): BUILDING DESIGN FROM THE 2014 ZONING ORDINANCE
THE ZONING ORDINANCE REQUIRES ARCHITECTURAL VARIATION THROUGH THE INCLUSION OF A MINIMUM OF TWO OF THE FOLLOWING ATTRIBUTES:
- A. A VARIATION IN LENGTH OF 30 PERCENT OR MORE;
- B. A VARIATION IN THE SIZE (SQUARE FOOTAGE) OF THE BUILDING FOOTPRINT BY 30 PERCENT OR MORE;
- C. A VARIATION IN COLOR OR IN USE OF MATERIALS, OR BOTH;
- D. A VARIATION IN THE TYPE OF ATTACHED RESIDENTIAL DWELLINGS CONTAINED IN THE STRUCTURE (E.G., VERTICALLY ATTACHED OR HORIZONTALLY STACKED); OR
- E. A DISTINCT VARIATION IN BUILDING HEIGHT BY AT LEAST 20 PERCENT AND ROOF FORM.

A MODIFICATION OF SECTION 5.5.3(3)(B)(VII) IS REQUESTED TO REQUIRE ONLY ONE OF THE ATTRIBUTES LISTED ABOVE.

PREPARED BY:
Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com

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M2 GROUP
m2groupllc.com

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	7/27/2026	PRE-APP SUBMITTAL
2	8/10/2026	INITIAL SUBMITTAL
3	9/3/2026	RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118683007	1	16

Drawing name: K:\FRA_LAP_GDC\development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\C0.0 COVER SHEET.dwg C0.0 COVER SHEET Sep 03, 2026 1:33pm by: Emory.Morgan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,421
103A	FORMAL	PLAZA	11,796
103B	FORMAL	PARK//FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

DEVELOPMENT SUMMARY

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
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REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF

PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

PRESERVED TREE CANOPY

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)

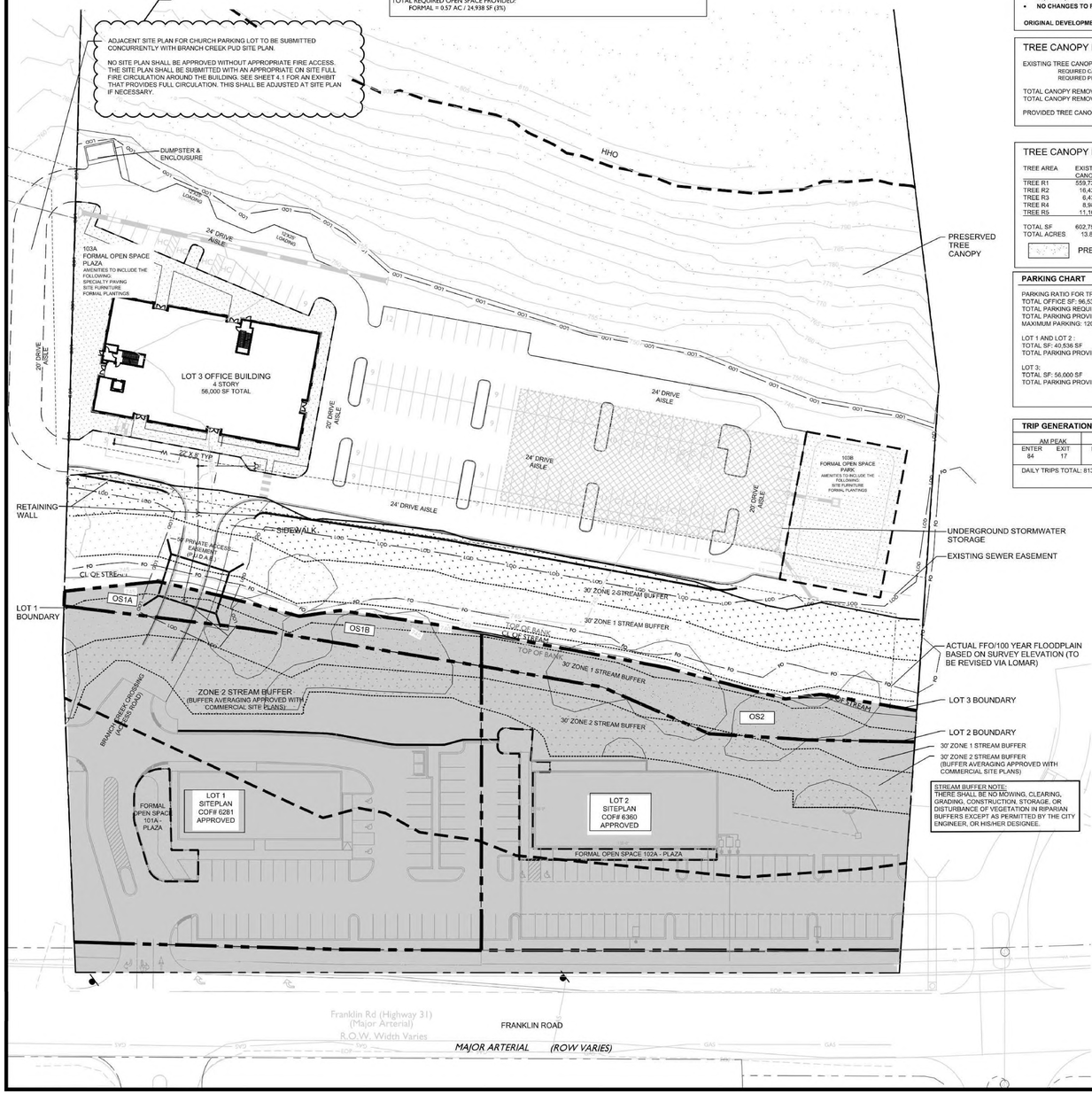
LOT 1 AND LOT 2 :
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)

LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74

DAILY TRIPS TOTAL: 813



KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER:	6591
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	N/A
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.540,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC.
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	0'
OWNER COMMERCIAL TRACTS: LOT 1, LOT 2, OS1A, OS1B, OS2	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
APPLICANT & OWNER OFFICE TRACTS: LOT 3, OS3A, OS3B	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
ENGINEER:	KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877
BUILDING SQUARE FOOTAGE:	±96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT, BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRNAKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

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 THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

GRAPHIC SCALE 1"=40' (0, 40, 80, 120)

EXISTING DEVELOPMENT PLAN FOR REFERENCE.
NOT TO SCALE

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

GREGORY L. GAMBLE — REGISTERED — 1326 — COMMISSION NO. 111111 — LANDSCAPE ARCHITECT

ISSUED: DEC 11, 2017

No	REVISIONS	DATE	BY
1	Revision Date		
2	Jan. 4, 2018		
3	July 11, 2018		
4			
5			
6			
7			
8			
9			
10			

OVERALL DEVELOPMENT PLAN

SHEET
C2.0
COF # 6591

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 116983007

APPROVED DEVELOPMENT PLAN

SHEET NUMBER
C0.1

APPROVED DEVELOPMENT PLAN REVISION 3 COF#6591

NOT TO SCALE

DEVELOPMENT SUMMARY

- DEVELOPMENT APPROVED JULY, 2018
- PROPOSED 4 STORY, 56,000 SF OFFICE BUILDING

PROPOSED DEVELOPMENT PLAN REVISION 4

NOT TO SCALE

DEVELOPMENT SUMMARY

- REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING
- LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH. (40 TOTAL UNITS)
- LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. HIGGINS — 128 — AGRICULTURE — COMMERCE — TENNESSEE NO. — LANDSCAPE ARCHITECT

No	REVISIONS	DATE	BY
1			
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 116683007

DEVELOPMENT PLAN REVISION COMPARISON

SHEET NUMBER
C0.2

NORTH

REQUESTED MODIFICATION OF BRANCH CREEK CROSSING

M.O.S. 3

SECTION 5.9.4: OFF-STREET PARKING STANDARDS FROM THE 2014 ZONING ORDINANCE.
THE ZONING ORDINANCE REQUIRES ATTACHED RESIDENTIAL DWELLING UNITS TO PROVIDE PARKING AT THE FOLLOWING RATIOS:
1 BEDROOM: 1.50 SPACES PER UNIT
2 BEDROOM: 2.50 SPACES PER UNIT
3+ BEDROOM: 3.00 SPACES PER UNIT

REQUEST TO ALLOW THE PARKING REQUIREMENTS TO MATCH THE CURRENT ZONING ORDINANCE. A MODIFICATION OF STANDARD 5.9.4 IS REQUESTED TO PERMIT THE USE OF THE CURRENT ZONING ORDINANCE PARKING RATIO OF 2.25 SPACES PER DWELLING UNIT FOR UNITS CONTAINING TWO OR MORE BEDROOMS.
WHILE THE PROPOSED DEVELOPMENT IS BEING EVALUATED UNDER THE 2014 ZONING ORDINANCE, THE APPLICANT WOULD LIKE TO REQUEST THAT THE PARKING BE CALCULATED BASED ON THE CURRENT REGULATIONS. THE CITY OF FRANKLIN UPDATED THEIR PARKING RATIOS AFTER CAREFUL EVALUATION, AND THIS REDUCED RATIO ALSO ALIGNS WITH WHAT THE APPLICANT ANTICIPATES WILL BE NECESSARY TO SERVE THIS DEVELOPMENT. BASED ON THE CURRENT ANTICIPATED BEDROOM BREAKDOWN, THE PROPOSED DEVELOPMENT WOULD REQUIRE 112 PARKING SPACES UNDER THE 2014 ORDINANCE AND 90 SPACES UNDER THE CURRENT 2026 REQUIREMENTS.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
STRICT APPLICATION OF THE 2014 PARKING RATIOS WOULD REQUIRE ADDITIONAL PARKING AREAS THAT ARE NOT NECESSARY TO ADEQUATELY SERVE THE PROPOSED RESIDENTIAL USE. THE DEVELOPMENT PROVIDES 106 PARKING SPACES, EXCEEDING THE PARKING DEMAND ANTICIPATED UNDER THE CURRENT ZONING ORDINANCE BY 16 SPACES.
REDUCING EXCESS PARKING ALLOWS THE SITE TO MAINTAIN A MORE COMPACT DESIGN. PARKING IS ORGANIZED WITH PARALLEL SPACES ALONG BUILDING FRONTAGES, REAR-LOADED PERPENDICULAR PARKING, AND PRIVATE GARAGES SERVING INDIVIDUAL UNITS. THIS LAYOUT MINIMIZES THE VISUAL IMPACT OF PARKING AREAS, IMPROVES THE STREETSCAPE, AND SUPPORTS A MORE ATTRACTIVE RESIDENTIAL ENVIRONMENT. ADDITIONALLY, IT ALLOWS FOR MORE FLEXIBILITY IN THE REAR OF THE BUILDING FOR APPROPRIATE TURN RADII AND USABLE RESIDENTIAL OPEN SPACE.
REQUIRING THE ADDITIONAL SIX SPACES NEEDED TO SATISFY THE 2014 STANDARD WOULD RESULT IN A LESS EFFICIENT SITE DESIGN AND INCREASED IMPERVIOUS AREA WITHOUT PROVIDING A MEANINGFUL BENEFIT TO RESIDENTS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
THIS PROPERTY IS BEING DEVELOPED UNDER VESTED 2014 REGULATIONS; HOWEVER, THE CITY HAS SINCE UPDATED ITS PARKING REQUIREMENTS BASED ON EXPERIENCE WITH MORE RECENT RESIDENTIAL DEVELOPMENTS AND EVOLVING PARKING DEMAND TRENDS.
THE 2014 ORDINANCE REQUIRES NEARLY 20% MORE PARKING THAN THE CURRENT 2026 ORDINANCE. THIS REQUEST IS SPECIFIC TO A SITE THAT IS SUBJECT TO AN OLDER REGULATORY FRAMEWORK DESPITE BEING DESIGNED IN ACCORDANCE WITH CONTEMPORARY DEVELOPMENT PRACTICES AND PARKING DEMAND ASSUMPTIONS.
THE MODIFICATION RECOGNIZES THIS UNIQUE CIRCUMSTANCE AND ALLOWS THE SITE TO FUNCTION IN A MANNER CONSISTENT WITH CURRENT STANDARDS WHILE STILL PROVIDING AMPLE PARKING FOR RESIDENTS AND GUESTS.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL DEVELOPMENT AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT AND ENCOURAGES DEVELOPMENT PATTERNS THAT SUPPORT WALKABILITY, CONNECTIVITY, AND EFFICIENT USE OF LAND.
THE PROPOSED DEVELOPMENT ADVANCES THESE OBJECTIVES BY REDUCING UNNECESSARY PAVED AREAS AND INCORPORATING A COMPACT SITE DESIGN THAT PRIORITIZES BUILDING PLACEMENT, PEDESTRIAN CIRCULATION, AND USABLE OPEN SPACES OVER EXCESS PARKING. PARKING IS STRATEGICALLY LOCATED TO MINIMIZE ITS VISIBILITY AND REINFORCE A PEDESTRIAN-ORIENTED ENVIRONMENT.
BY APPLYING PARKING RATIOS THAT REFLECT THE CITY'S CURRENT STANDARDS, THE DEVELOPMENT PROVIDES AN APPROPRIATE AMOUNT OF PARKING WHILE SUPPORTING THE BROADER GOALS OF CREATING ATTRACTIVE, CONNECTED, AND WELL-DESIGNED NEIGHBORHOODS. THE REQUESTED MODIFICATION THEREFORE REMAINS CONSISTENT WITH THE INTENT AND GUIDING PRINCIPLES OF ENVISION FRANKLIN.

M.O.S 4

SECTION 5.3.5(3)(B)(VII): BUILDING DESIGN FROM THE 2014 ZONING ORDINANCE
THE PROPOSED MULTIFAMILY DEVELOPMENT IS VESTED UNDER THE 2014 ZONING ORDINANCE; HOWEVER, THE BUILDING ARCHITECTURE HAS BEEN DESIGNED CONSISTENT WITH THE INTENT AND DESIGN PRINCIPLES OF SECTION 6.8 (MULTIFAMILY) OF THE CURRENT 2026 ZONING ORDINANCE. BOTH ORDINANCES REQUIRE ARCHITECTURAL VARIATION, BUT THEY ACHIEVE THAT OBJECTIVE THROUGH DIFFERENT METHODS. A MODIFICATION OF STANDARDS IS REQUESTED TO MODIFY SECTION 5.3.5(3)(B)(VII) AS FOLLOWS:

DISTINCT BUILDING DESIGNS CONFIGURED TO MEET THE REQUIREMENTS OF TABLE 5-3, DISTINCT BUILDING DESIGNS, SHALL BE DISTINGUISHED THROUGH THE INCLUSION OF A MINIMUM OF ~~TWO~~ ONE OF THE FOLLOWING ATTRIBUTES:
- **A. A VARIATION IN LENGTH OF 30 PERCENT OR MORE;**
- **B. A VARIATION IN THE SIZE (SQUARE FOOTAGE) OF THE BUILDING FOOTPRINT BY 30 PERCENT OR MORE;**
- **C. A VARIATION IN COLOR OR IN USE OF MATERIALS, OR BOTH;**
- **D. A VARIATION IN THE TYPE OF ATTACHED RESIDENTIAL DWELLINGS CONTAINED IN THE STRUCTURE (E.G., VERTICALLY ATTACHED OR HORIZONTALLY STACKED); OR**
- **E. A DISTINCT VARIATION IN BUILDING HEIGHT BY AT LEAST 20 PERCENT AND ROOF FORM.**

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
THE PROPOSED MULTIFAMILY BUILDINGS HAVE BEEN DESIGNED UTILIZING ARCHITECTURAL TECHNIQUES CONSISTENT WITH THE CITY'S CURRENT MULTIFAMILY DESIGN STANDARDS, WHICH PLACE A GREATER EMPHASIS ON BUILDING QUALITY, ARCHITECTURAL DETAILING, MATERIAL TRANSITIONS, AND OVERALL BUILDING CHARACTER THAN THE STANDARDS IN EFFECT WHEN THE PROJECT WAS ORIGINALLY VESTED. WHILE VESTED UNDER THE 2014 ZONING ORDINANCE, THE PROPOSED ARCHITECTURE HAS BEEN DEVELOPED IN A MANNER THAT IS CONSISTENT WITH SECTION 6.8 MULTIFAMILY OF THE CURRENT 2026 ZONING ORDINANCE.
THE PROPOSED BUILDINGS INCORPORATE ARCHITECTURAL VARIATION THROUGH THE USE OF VARIED EXTERIOR MATERIALS AND COLORS, INCLUDING MULTIPLE BRICK TYPES, CAST STONE ACCENTS, AND CONTRASTING BRICK VENEER ELEMENTS. THESE MATERIAL AND COLOR TRANSITIONS PROVIDE VISUAL INTEREST AND ARCHITECTURAL DIVERSITY WHILE MAINTAINING A COHESIVE ARCHITECTURAL IDENTITY THROUGHOUT THE DEVELOPMENT.
STRICT ADHERENCE TO THE 2014 REQUIREMENT WOULD REQUIRE INCORPORATING AN ADDITIONAL VARIATION ATTRIBUTE, SUCH AS CHANGES IN BUILDING HEIGHT, FOOTPRINT, OR ROOF FORM, THAT ARE NOT PRACTICAL OR MEANINGFUL AT THE SCALE OF THIS DEVELOPMENT. THE DESIGN REQUIREMENTS OF THE 2014 ORDINANCE ARE DIFFICULT TO ACHIEVE WITHIN A FOUR-BUILDING, FORTY-UNIT COMMUNITY AND MAY RESULT IN UNNECESSARY ARCHITECTURAL COMPLEXITY WITHOUT ENHANCEMENT TO THE OVERALL DESIGN QUALITY.
THE CITY'S CURRENT MULTIFAMILY STANDARDS RECOGNIZE THAT ARCHITECTURAL VARIETY CAN BE ACHIEVED THROUGH A RANGE OF DESIGN TECHNIQUES THAT ARE APPROPRIATELY CALIBRATED TO A DEVELOPMENT'S SIZE AND BUILDING CONFIGURATION. THE PROPOSED ARCHITECTURE SATISFIES THE INTENT OF PROVIDING DISTINCT AND VISUALLY INTERESTING BUILDING DESIGNS WHILE UTILIZING A DESIGN APPROACH THAT IS MORE CONSISTENT WITH FRANKLIN'S CONTEMPORARY MULTIFAMILY DEVELOPMENT EXPECTATIONS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
THIS REQUEST IS UNIQUE TO A RELATIVELY SMALL MULTIFAMILY DEVELOPMENT CONSISTING OF FOUR RESIDENTIAL BUILDINGS AND FORTY DWELLING UNITS. THE ARCHITECTURAL VARIATION REQUIREMENTS CONTAINED IN THE 2014 ORDINANCE WERE ESTABLISHED PRIOR TO THE CITY'S ADOPTION OF THE MORE REFINED MULTIFAMILY DESIGN STANDARDS FOUND IN THE CURRENT ZONING ORDINANCE. THESE STANDARDS APPLIED TO DEVELOPMENTS WITH SUBSTANTIALLY LARGER BUILDING COUNTS AND UNIT TOTALS.
UNLIKE LARGER MULTIFAMILY COMMUNITIES WHERE MEANINGFUL VARIATION IN BUILDING SIZE, FOOTPRINT, HEIGHT, AND FORM CAN BE INTRODUCED ACROSS NUMEROUS STRUCTURES, THE PROPOSED DEVELOPMENT CONTAINS A LIMITED NUMBER OF BUILDINGS ORGANIZED AROUND A CONSISTENT ARCHITECTURAL THEME. THE SCALE OF THE PROJECT DOES NOT REASONABLY SUPPORT THE DEGREE OF VARIATION REQUIRED BY THE 2014 ORDINANCE WITHOUT CREATING DISPROPORTIONATE DESIGN MODIFICATIONS THAT PROVIDE LITTLE TO NO ADDITIONAL VISUAL BENEFIT.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
ENVISION FRANKLIN ENCOURAGES HIGH-QUALITY ARCHITECTURE, CONTEXT-SENSITIVE DESIGN, AND WELL-PLANNED RESIDENTIAL DEVELOPMENTS THAT CONTRIBUTE POSITIVELY TO THE CHARACTER OF THE COMMUNITY. THE PROPOSED MULTIFAMILY DEVELOPMENT INTRODUCES NEW HOUSING OPPORTUNITIES WHILE INCORPORATING ARCHITECTURAL DETAILING, MATERIAL QUALITY, AND BUILDING ARTICULATION CONSISTENT WITH THE CITY'S CURRENT DESIGN EXPECTATIONS FOR MULTIFAMILY DEVELOPMENT.
THE REQUESTED MODIFICATION DOES NOT ELIMINATE ARCHITECTURAL VARIATION. RATHER, IT ALLOWS THE PROJECT TO ACHIEVE THE INTENT OF THE ORDINANCE THROUGH ARCHITECTURAL TECHNIQUES THAT ARE APPROPRIATE TO THE SCALE AND CHARACTER OF THE DEVELOPMENT. THE PROPOSED BUILDINGS CONTINUE TO PROVIDE VISUAL INTEREST THROUGH THOUGHTFUL MATERIAL SELECTION, FAÇADE ARTICULATION, AND ARCHITECTURAL DETAILING WHILE MAINTAINING A COHESIVE DEVELOPMENT PATTERN.
BY FOLLOWING DESIGN PRINCIPLES CONSISTENT WITH SECTION 6.8 OF THE 2026 ZONING ORDINANCE, THE PROJECT ADVANCES THE GOALS OF ENVISION FRANKLIN BY PROVIDING AN ATTRACTIVE, WELL-DESIGNED RESIDENTIAL COMMUNITY THAT REFLECTS THE CITY'S EVOLVING APPROACH TO MULTIFAMILY ARCHITECTURE WHILE REMAINING VESTED UNDER THE 2014 ORDINANCE.

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. MILLER — LICENSED — AGRICULTURE — ARCHITECT — ENGINEER — LANDSCAPE ARCHITECT — 119266

No.	REVISIONS	DATE	BY
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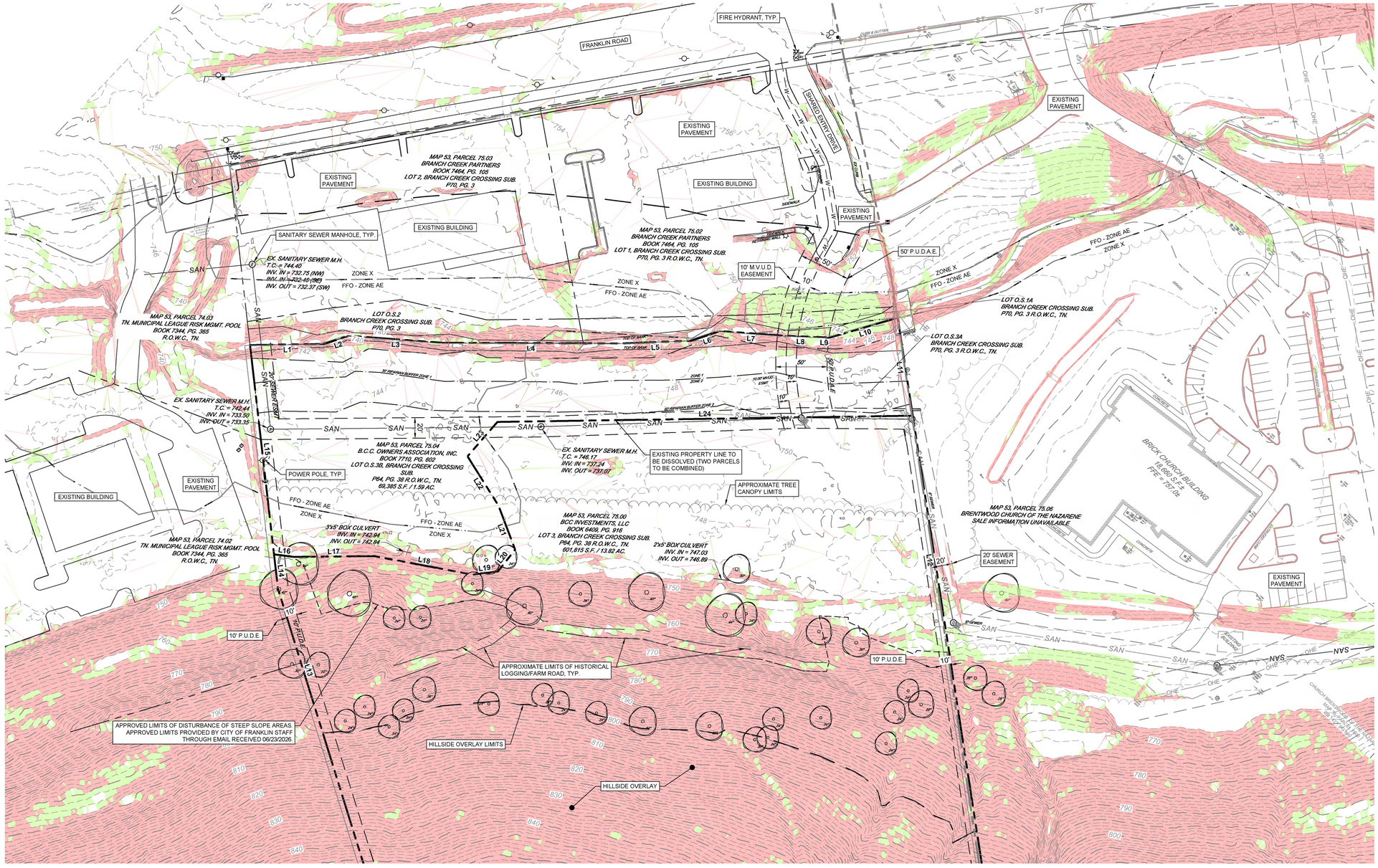
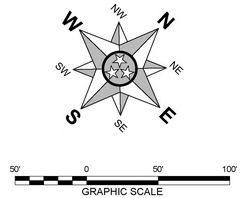
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

MODIFICATION OF STANDARDS

SHEET NUMBER
C0.3





SLOPES LEGEND:

- NATURAL SLOPES 14% - 19.99%
- NATURAL SLOPES 20% & GREATER

LEGEND:

SAN	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
	FLOODWAY FRINGE OVERLAY (FFO)
P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE, AND PRIVATE ACCESS EASEMENT
M.V.U.D.E.	EXCLUSIVE MALLORY VALLEY UTILITY DISTRICT EASEMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
	EXISTING TREELINE

NOTES:

1. **ZONING DISTRICT:** PLANNED DISTRICT (EQUIVALENT TO SD-R/SD-X)
2. **OVERLAY ZONING DISTRICT:** HILLSIDE HILLCREST OVERLAY (HHO DISTRICT) AND FLOODWAY FRINGE OVERLAY (FFO DISTRICT)
3. SURVEY PREPARED BY TWM, DATED 06-12-2026.

FEMA FLOODPLAIN NOTE:

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "FRANKLIN, TENNESSEE" PANEL 205 OF 485, MAP NUMBER 47187C0205F, EFFECTIVE SEPTEMBER 22, 2009.

STORMWATER NARRATIVE:

THE EXISTING SITE CONSISTS OF TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA.

EXISTING SOIL TYPES:

THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

TYPE A = ±1.7 AC. (10.8% OF SITE)
TYPE B = ±9.8 AC. (62.8% OF SITE)
TYPE C = ±2.4 AC. (15.1% OF SITE)
ROCKLAND = ±1.8 AC. (11.3% OF SITE)

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±0.00 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.05

PEAK FLOW RUNOFF:
2 YEAR: 10.12 CFS
5 YEAR: 13.78 CFS
10 YEAR: 15.73 CFS
25 YEAR: 18.05 CFS
50 YEAR: 20.14 CFS
100 YEAR: 22.58 CFS

Parcel Line Table		
Line #	Length	Direction
L1	72.10	S45° 33' 59.91"W
L2	25.83	S28° 16' 06.65"W
L3	91.51	S50° 42' 38.14"W
L4	171.87	S46° 37' 09.25"W
L5	70.12	S44° 15' 21.39"W
L6	29.57	S27° 40' 51.82"W
L7	61.15	S50° 33' 17.77"W
L8	35.54	S48° 45' 50.53"W

Parcel Line Table		
Line #	Length	Direction
L9	10.69	S48° 45' 50.53"W
L10	68.79	S30° 03' 32.41"W
L11	96.63	N52° 21' 05.16"W
L12	1139.98	N52° 21' 05.16"W
L13	933.78	S60° 52' 12.46"E
L14	33.65	S50° 07' 58.00"E
L15	205.39	S50° 07' 58.00"E
L16	19.27	N53° 42' 16.72"E

Parcel Line Table		
Line #	Length	Direction
L17	78.47	N45° 50' 35.11"E
L18	97.46	N57° 02' 30.64"E
L19	24.98	N39° 33' 03.41"E
L20	27.12	N5° 25' 20.73"W
L21	45.84	N64° 15' 00.59"W
L22	56.81	N75° 45' 36.04"W
L23	44.42	N2° 36' 45.51"W
L24	404.75	N45° 32' 11.90"E

COMPREHENSIVE REVIEW AT SITE PLAN:

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

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN — REGISTERED ENGINEER — 118979 — STATE OF TENNESSEE

09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615.656.0287 / M2GROUP.LLC.COM

EXISTING CONDITIONS

DRAWN BY: JPN / RLE
CHECKED BY: RVS / MWB
DATE: SEPTEMBER 3, 2026
PROJECT NO.: 26-148

SHEET NUMBER:
C1.0

26-148 - EXISTING CONDITIONS.DWG | Thursday, August 27, 2026 4:22:45 PM

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KEY:

- PRESERVED TREE CANOPY
- HHO
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

SITE DATA TABLE

PROJECT NAME:	BRANCH CREEK CROSSING, DEVELOPMENT PLAN REVISION 4
PROJECT #:	9209
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
CHARACTER AREA OVERLAY:	BCCO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS—	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT:
FORMAL = 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	RESIDENTIAL AMENITY	19,937

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,829 SF (3%)

RESIDENTIAL AMENITY: RESIDENT GATHERING AREA TO INCLUDE PEDESTRIAN SCALED LIGHTING, SEATING AND OTHER FURNISHINGS, TRAIL HEAD FOR WALKING TRAIL

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2.
THESE LOTS ARE EXISTING.

PARKING CHART

TOTAL PARKING REQUIRED:	229 SPACES
TOTAL PARKING PROVIDED:	226 SPACES
MAXIMUM PARKING = 120% OF REQUIRED	275 SPACES
LOT 1 AND LOT 2 :	
PARKING RATIO FOR TRADITIONAL OFFICE:	2.85 SPACES/1,000SF
TOTAL SF:	40,536 SF
TOTAL PARKING REQUIRED:	116 SPACES
TOTAL PARKING PROVIDED:	120 SPACES 17 PERVIOUS 103 IMPERVIOUS
LOT 3:	
PARKING RATIO FOR ATTACHED RESIDENTIAL PER CURRENT VESTING REQUIREMENTS:	2BR- 2.50 3+ BR- 3.0
UNITS:	40 UNITS 16 TWO BEDROOM 24 THREE BEDROOM
TOTAL PARKING REQUIRED:	112 SPACES
TOTAL PARKING PROVIDED:	106 SPACES 49 PERVIOUS 57 IMPERVIOUS

MOS TO ALLOW CALCULATION BASED ON CURRENT ZONING ORDINANCE

LOT 3:	
PARKING RATIO FOR MULTIFAMILY RESIDENTIAL PER CURRENT ZONING ORDINANCE:	2+ BR: 2.25
UNITS:	40 UNITS 15 TWO BEDROOM 25 THREE BEDROOM
TOTAL PARKING REQUIRED:	90 SPACES
TOTAL PARKING PROVIDED:	106 SPACES

DEVELOPMENT SUMMARY

REVISION 4:
- **REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING**
- **LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.**
- **LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

BUILDING CODE DATA CHART:

CONSTRUCTION TYPE: VA CONSTRUCTION, 13R SPRINKLER SYSTEM
BUILDING HEIGHT: 3 STORIES, OVER 30'
OCCUPANCY CLASSIFICATION: R-2

STATEMENT OF IMPACTS:

THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHEAST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT. THE PROPOSED DEVELOPMENT PLAN REVISION FOR LOT 3 IS CONSISTENT WITH THE VISION AND RECOMMENDATIONS FOR THE AREA BY PROVIDING A COMPACT RESIDENTIAL DEVELOPMENT PATTERN THAT SUPPORTS WALKABILITY, CONNECTIVITY, AND COMPATIBILITY WITH ADJACENT USES.

THE PROPOSED BUILDING AND PARKING LAYOUT EMPHASIZES PEDESTRIAN-ORIENTED DESIGN BY LIMITING PARKING ALONG BUILDING FRONTAGES TO PARALLEL PARKING AND LOCATING THE MAJORITY OF PARKING TO THE REAR OF THE BUILDINGS. A CONNECTED SIDEWALK NETWORK IS PROVIDED THROUGHOUT THE SITE AND LINKS THE PROPOSED RESIDENTIAL BUILDINGS TO THE ADJACENT EXISTING OFFICE DEVELOPMENT, IMPROVING CONNECTIVITY BETWEEN USES AND SUPPORTING A WALKABLE ENVIRONMENT.

THE PROPOSAL ADVANCES THE GUIDING PRINCIPLES OF ENVISION FRANKLIN BY PROMOTING A CONNECTED DEVELOPMENT PATTERN, ENCOURAGING PEDESTRIAN MOVEMENT, AND INTEGRATING COMPLEMENTARY RESIDENTIAL AND OFFICE USES IN A MANNER CONSISTENT WITH THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT.

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
BUILDING IS EXISTING.

LOT 2 - COMMERCIAL
BUILDING IS EXISTING.

LOT 3 - MULTIFAMILY

PARKLAND DEDICATION:

40 UNITS X $5,408 = $216,320

$216,320 DUE AT THE FIRST BUILDING PERMIT

PROPOSED BUILDING TYPE:	MULTIFAMILY
PROPOSED FRONTAGE TYPE:	URBAN

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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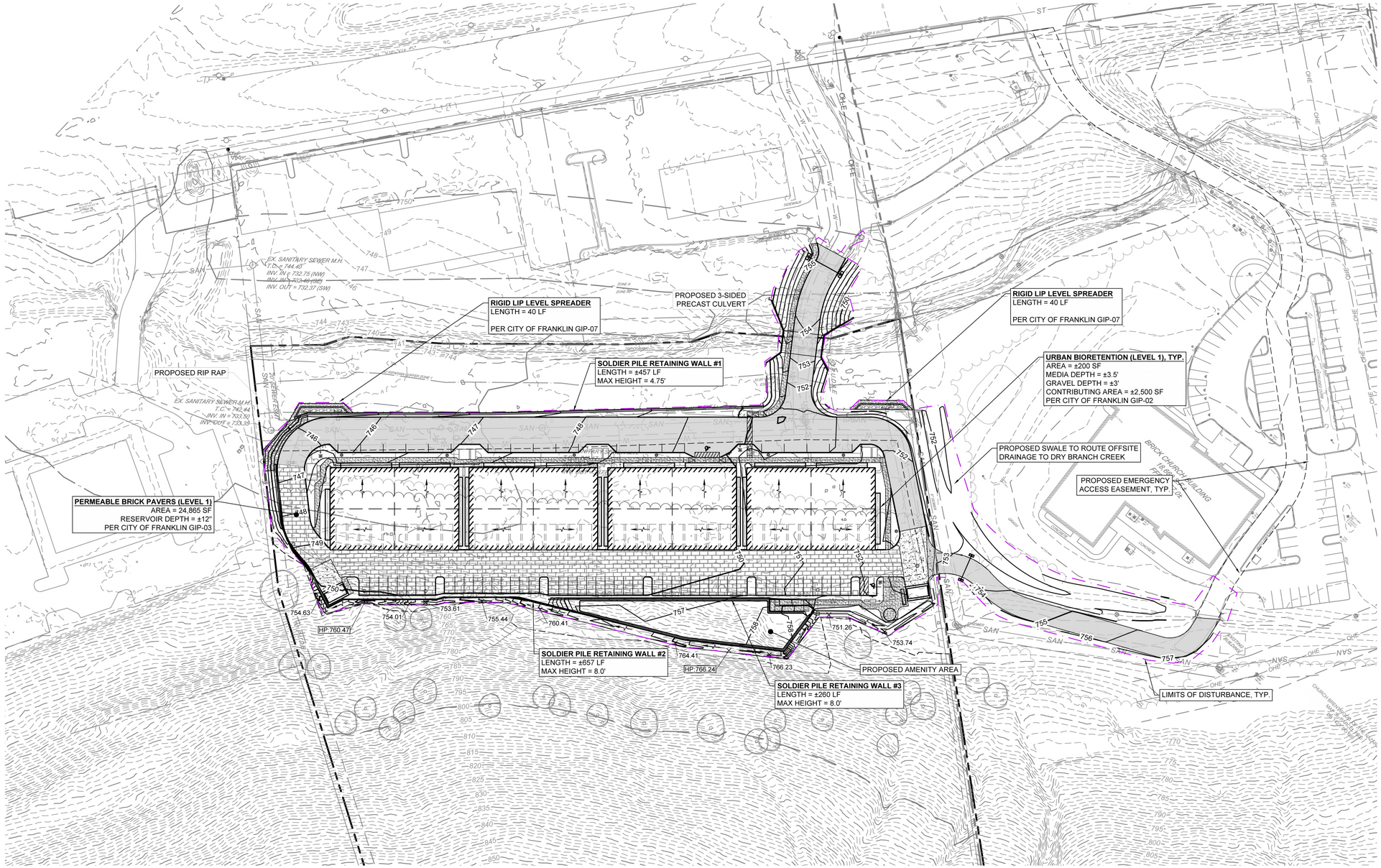

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED PAVER UNDERDRAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- LIMITS OF DISTURBANCE = ±3.69 AC
- FLOODWAY FRINGE OVERLAY (FFO)
- EXISTING TREE TO REMAIN
- PROPOSED PERMEABLE BRICK PAVERS
- PROPOSED HEAVY-DUTY CONCRETE
- PROPOSED LIGHT-DUTY CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIP RAP

NOTES:

1. ENGINEER OF RECORD IS PROCEEDING WITH A LOMA HYDRAULIC ANALYSIS AS PART OF THIS APPLICATION TO MODIFY THE EXISTING FLOODPLAIN LIMITS TO ACCURATELY REFLECT ACTUAL WATER SURFACE ELEVATIONS AND PROPOSE MODIFICATIONS TO FLOODPLAIN LIMITS. LOMA WILL BE FINALIZED AND APPROVED BY CITY OF FRANKLIN AND FEMA DURING SITE PLAN PROCESS.
2. THIS PROJECT IS VESTED UNDER THE CITY OF FRANKLIN ZONING ORDINANCE, EFFECTIVE DATE 07-01-2008, LAST AMENDED 9-29-2014.

STORMWATER NARRATIVE:

PRIOR TO THE PROPOSED DEVELOPMENT, THE SITE CONSISTED OF EXISTING TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA. THE PROPOSED DEVELOPMENT WILL MODIFY THESE DRAINAGE CHARACTERISTICS AND INCORPORATE STORMWATER MANAGEMENT MEASURES, INCLUDING A PERMEABLE PAVER SYSTEM WITH UNDERDRAINS, LEVEL SPREADERS, AND BYPASS SWALES. THESE PRACTICES ARE DESIGNED TO PROMOTE INFILTRATION WHERE FEASIBLE, PROVIDE CONTROLLED STORMWATER CONVEYANCE, REDUCE RUNOFF VELOCITIES, AND MINIMIZE EROSION WHILE MAINTAINING ADEQUATE DRAINAGE THROUGHOUT THE SITE.

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±1.93 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.16

PEAK FLOW RUNOFF*:
- 2 YEAR: 10.12 CFS
- 5 YEAR: 13.78 CFS
- 10 YEAR: 15.73 CFS
- 25 YEAR: 18.05 CFS
- 50 YEAR: 20.14 CFS
- 100 YEAR: 22.58 CFS

*POST-DEVELOPMENT FLOWS SHALL NOT EXCEED PRE-DEVELOPMENT FLOWS. FINAL POST-DEVELOPMENT HYDROLOGY CALCULATIONS TO BE PROVIDED WITH SITE PLAN.

STATEMENT OF IMPACTS:

THE PROPOSED STORMWATER MANAGEMENT SYSTEM AND WATER QUALITY TREATMENTS WILL IMPROVE STORMWATER QUALITY LEAVING THE SITE BY IMPLEMENTING THE PROPOSED FEATURES SHOWN HEREON AND REMOVING THE MAJORITY OF SUSPENDED SOLIDS CURRENTLY FOUND IN THE EXISTING RUNOFF. THE ESTIMATED PROPOSED IMPERVIOUS AREA IS **±1.93 AC** AND HAS BEEN INCLUDED IN THE PRELIMINARY STORMWATER CALCULATIONS. THE SITE HAS BEEN ANALYZED FOR THE PRE-POST STORMWATER RUNOFF CONDITION AND WILL MEET OR EXCEED THE REQUIREMENT WITH THE PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS SHOWN HEREON.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN — LICENSED ENGINEER — STATE OF TENNESSEE — 118979 — 09-03-2026

DEVELOPMENT PLAN FOR:
DRY BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 3543
BRENTWOOD, TN 37024-3543
615-656-0057 / M2GROUP-LLC.COM

GRADING & DRAINAGE PLAN

DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148
DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB

SHEET NUMBER:
C3.0

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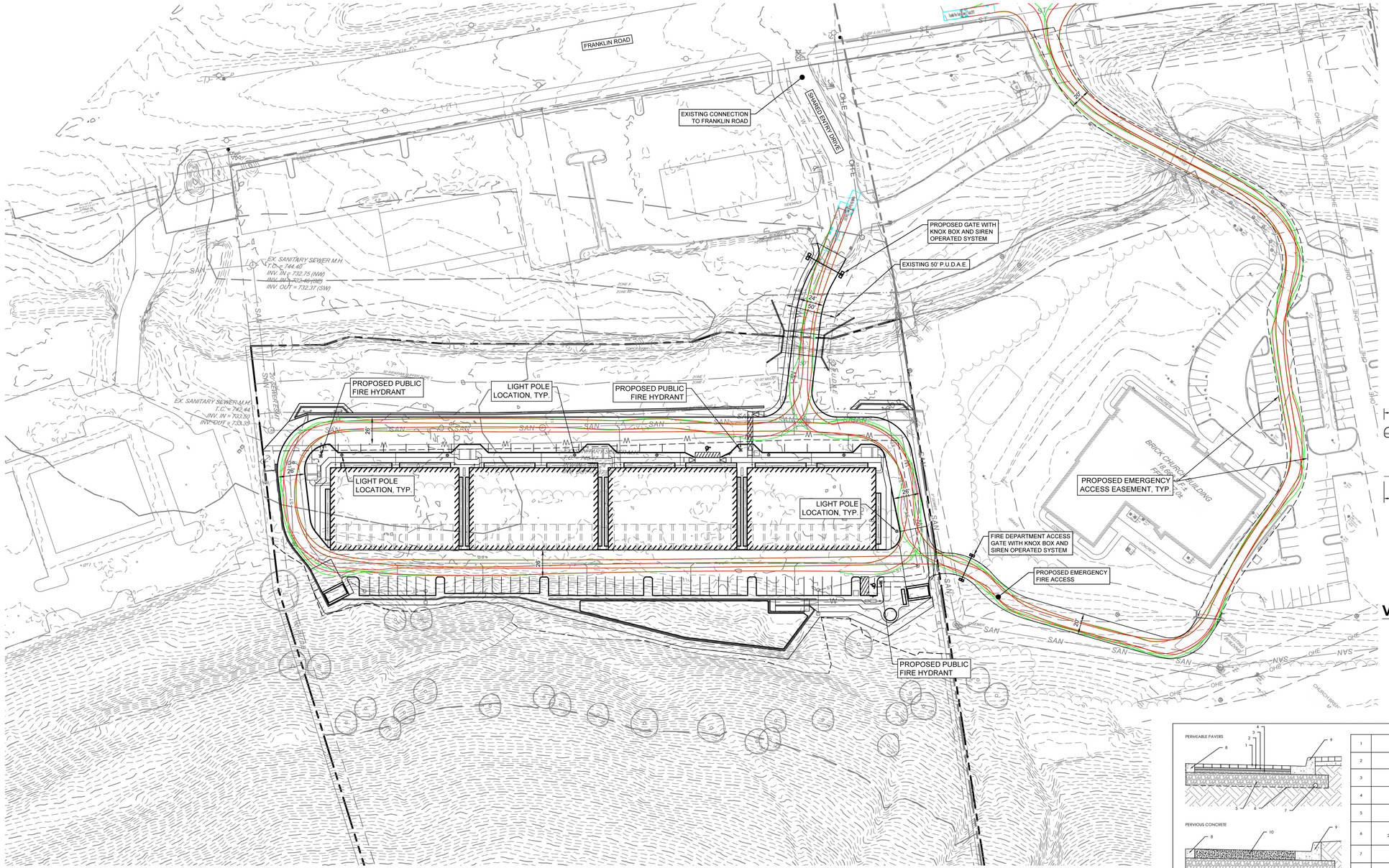
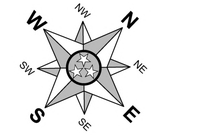




50' 0 50' 100'

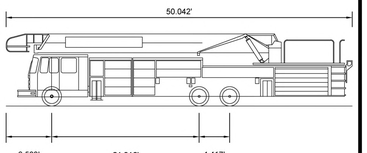
GRAPHIC SCALE

STATEMENT OF IMPACT:

THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING DRIVES VIA THE EXISTING PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT (P.U.D.A.E.), PER PLAT BOOK P64 PAGE 38, DESIGNED TO PROVIDE ACCESS FOR THIS PROPETY TO FRANKLIN ROAD. THEREFORE, NOT REQUIRING ADDITIONAL CONNECTIONS TO FRANKLIN ROAD BY THE VEHICULAR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT PLAN. EMERGENCY ACCESS EASEMENT ACROSS ADJACENT PARCEL TO NORTH WILL BE PROVIDED TO COMPLY WITH SECONDARY ACCESS.

NOTES:

STREET LIGHTS SHALL HAVE A L.E.D. LIGHT SOURCE.



FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015

OVERALL LENGTH	50.042FT
OVERALL WIDTH	8.333FT
OVERALL BODY HEIGHT	10.432FT
MIN. BODY GROUND CLEARANCE	0.862FT
TRACK WIDTH	8.00FT
LOCK-TO-LOCK TIME	6.00S
WALL TO WALL TURNING RADIUS	42.000FT

VEHICLE MOVEMENT APPARATUS

N.T.S.

1	3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH
2	1/4" JOINTS NO. 8 STONE
3	2" BEDDING COURSE NO. 8 AGGREGATE
4	3" OPEN-GRADED BASE NO. 57 STONE
5	12" STONE SUBBASE NO. 2 STONE
6	GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL)
7	4" OR 6" P.V.C. UNDERDRAIN
8	RIBBON CURB (SEE C.O.F. STANDARD CURB DETAIL)
9	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
10	PERVIOUS CONCRETE PER ACI STANDARD

PERVIOUS CONCRETE INSTALLATION SHALL BE PERFORMED PER ACI 522.1-13: SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT.

1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

PERVIOUS PAVERS TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-03 DWG.NO.	DIRECTOR OF ENGINEERING	7/22/19 DATE
07/22/2019 EFFECTIVE DATE	STORMWATER COORDINATOR	7/22/19 DATE

COMPREHENSIVE REVIEW AT SITE PLAN:

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

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN REGISTERED ENGINEER STATE OF TENNESSEE 118979

09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 3543
BRENTWOOD, TN 37024-3543
615-656-0057 / M2GROUP.LLC.COM

ROW & ACCESS PLAN - FIRE

DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB
DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148

SHEET NUMBER:
C4.0

26-148 - ROW & ACCESS PLAN.DWG | Thursday, August 27, 2026 4:29:02 PM

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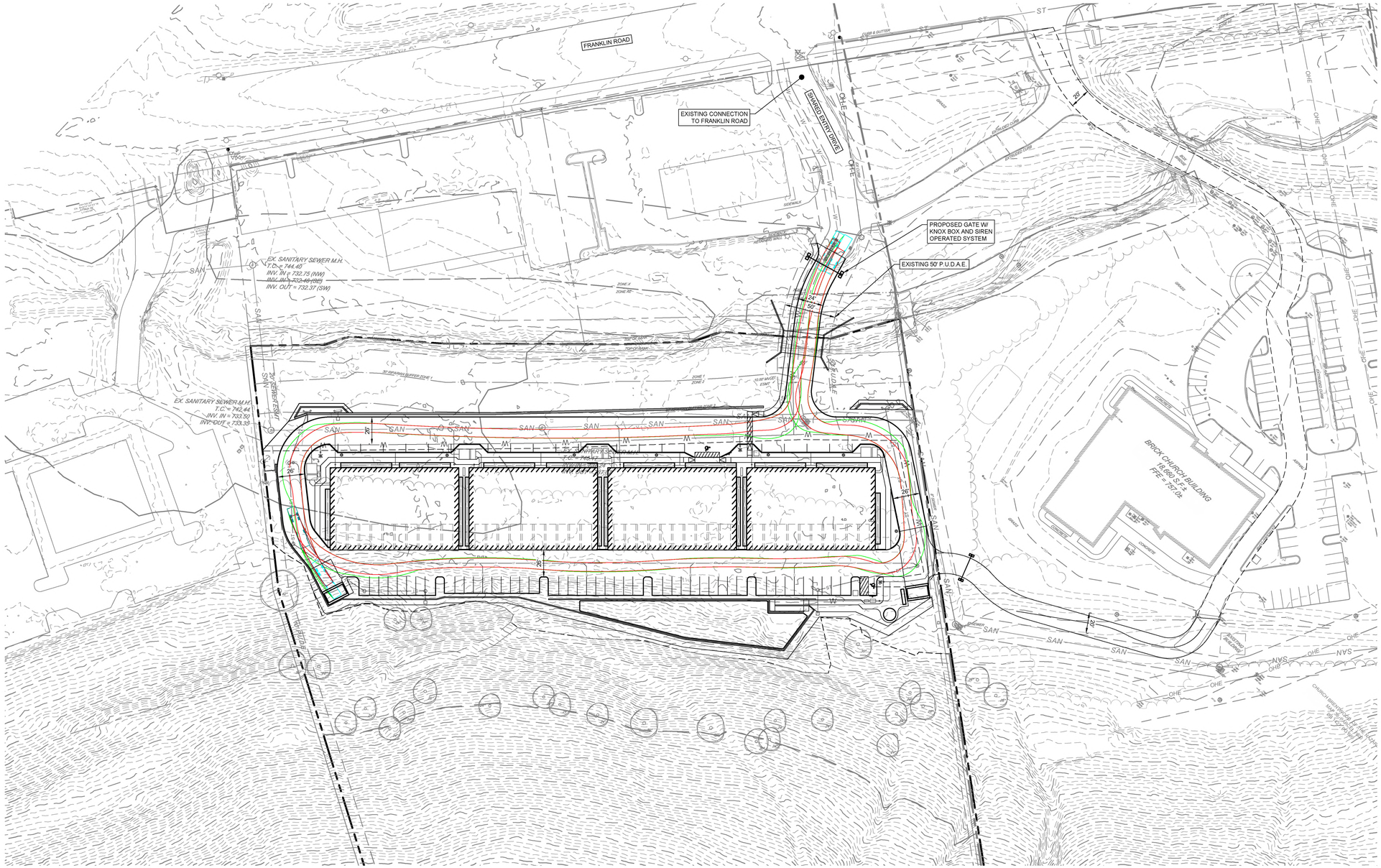
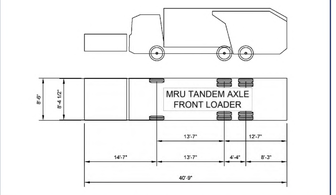


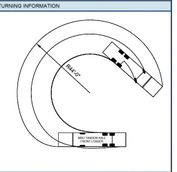
STATEMENT OF IMPACT:

THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING DRIVES VIA THE EXISTING PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT (P.U.D.A.E.), PER PLAT BOOK P64 PAGE 38, DESIGNED TO PROVIDE ACCESS FOR THIS PROPETY TO FRANKLIN ROAD. THEREFORE, NOT REQUIRING ADDITIONAL CONNECTIONS TO FRANKLIN ROAD BY THE VEHICULAR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT PLAN. EMERGENCY ACCESS EASEMENT ACROSS ADJACENT PARCEL TO NORTH WILL BE PROVIDED TO COMPLY WITH SECONDARY ACCESS.



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



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

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN REGISTERED ENGINEER 118979 STATE OF TENNESSEE
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-545-2837 / M2GROUPLLC.COM

ROW & ACCESS PLAN - SOLID WASTE

DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148
DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB

SHEET NUMBER:
C4.1

26-148 - ROW & ACCESS PLAN.DWG | Thursday, August 27, 2026 4:23:15 PM

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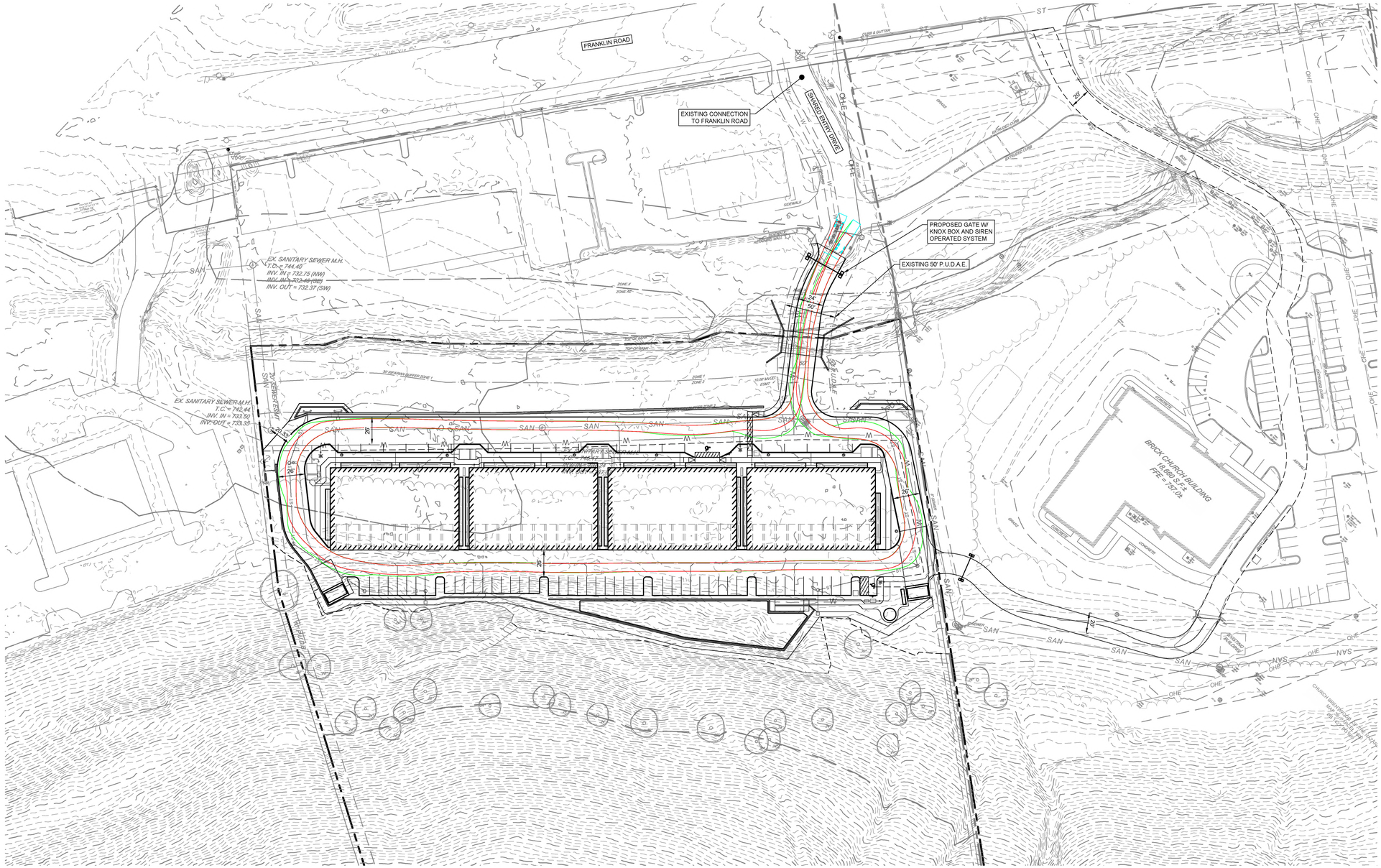

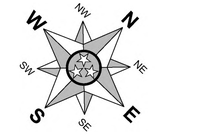

50' 0 50' 100'

GRAPHIC SCALE

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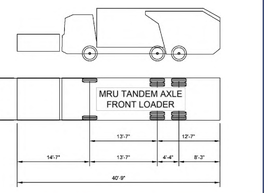

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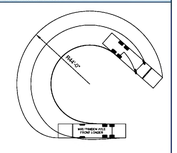

CITY OF FRANKLIN HISTORIC ZONING COMMISSION	SOLID WASTE APPARATUS TURNING TEMPLATE			DWG. NO. SD-8
	CITY OF FRANKLIN	CITY ENGINEER	DATE: 9/21/2023	
	NOT TO SCALE			

NOTE: SOLID WASTE APPARATUS TURNING TEMPLATE WAS USED FOR VACUUM TRUCK PER CITY OF FRANKLIN.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

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RICHARD V. SPECKMAN LICENSED ENGINEER 118979 STATE OF TENNESSEE

09-03-2026

DEVELOPMENT PLAN FOR:
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C.O.F. #9209
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WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0297 / M2GROUP.LLC.COM

ROW & ACCESS PLAN - VACUUM

DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148
DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB

SHEET NUMBER:
C4.2

26-148 - ROW & ACCESS PLAN DWG | Thursday, August 27, 2026 4:29:18 PM

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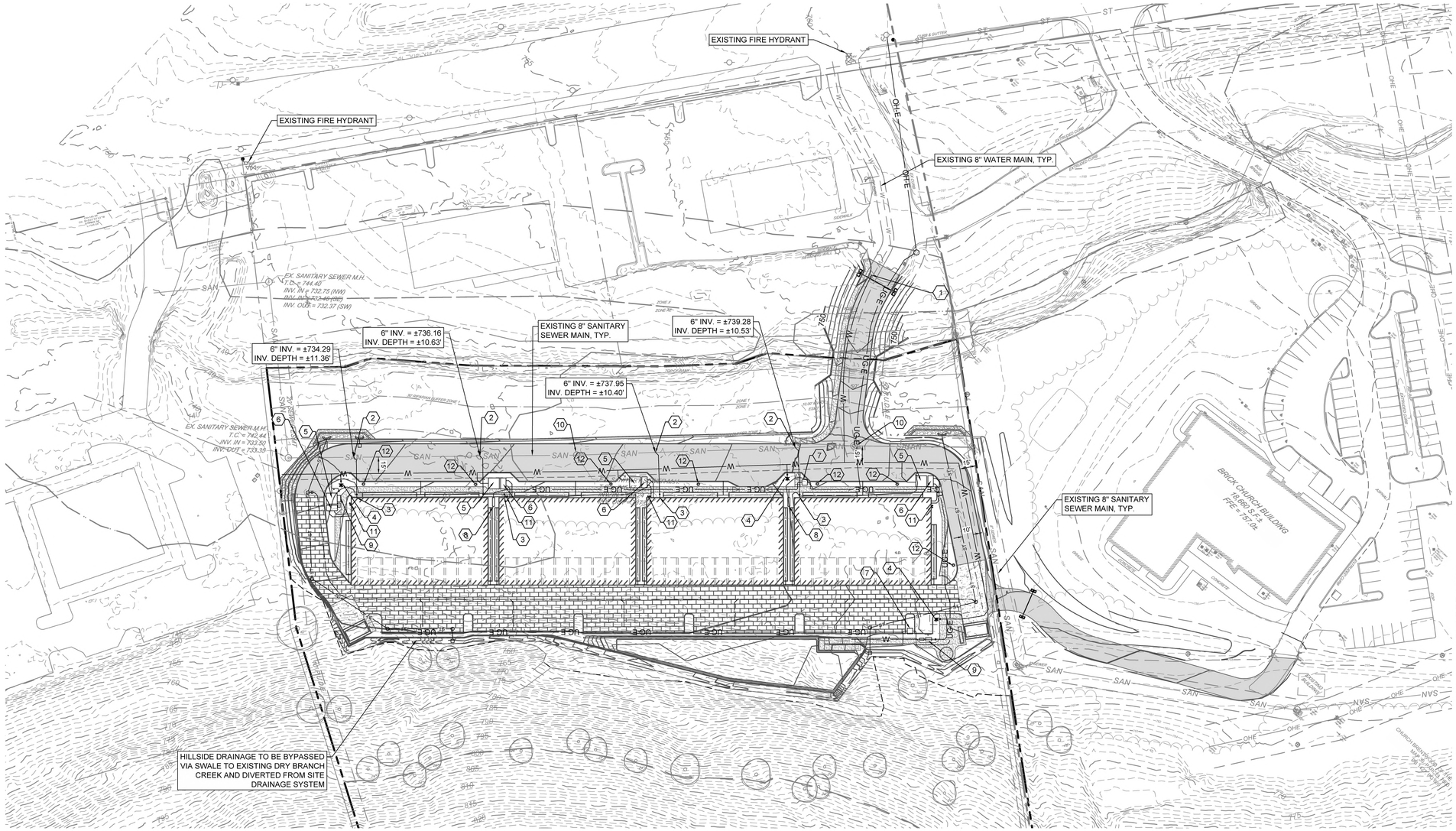


Know what's below. Call before you dig.

GRAPHIC SCALE

CODED NOTES:

1. CONNECT TO EXISTING WATER STUB, FINAL DESIGN BY MVUD.
2. 6" SANITARY PVC CONNECTION TO EXISTING 8" SANITARY MAIN.
3. 6" SANITARY PVC LATERAL STUB FOR BUILDING CONNECTION
4. 6" D.I.P. SERVICE LINE, VALVE, AND HYDRANT ASSEMBLY, FINAL DESIGN BY MVUD.
5. 4" FIRE SERVICE METER ASSEMBLY WITH 2" DOMESTIC SERVICE METER ASSEMBLY, TO BE INSTALLED PER MVUD DETAIL TSW-002C & ALL OTHER APPLICABLE MVUD SPECIFICATIONS.
6. PROPOSED ABOVE GROUND IRRIGATION AND FIRE BACKFLOW PREVENTERS TO BE INSTALLED PER MVUD SPECIFICATIONS.
7. ELECTRICAL TRANSFORMER. FINAL DESIGN AND LOCATION TO BE COORDINATED WITH MTE.
8. ELECTRIC METER BANK. FINAL DESIGN AND LOCATION TO BE COORDINATED WITH MTE.
9. PRECAST METER VAULT WITH HATCH FOR 1-1/2" IRRIGATION METER, TO BE INSTALLED PER MVUD DETAIL TSW-003E & ALL OTHER APPLICABLE MVUD SPECIFICATIONS.
10. ADJUST EXISTING SANITARY SEWER CASTING TO MATCH PROPOSED GRADE. RANGE OF EXISTING SANITARY SEWER DEPTHS AFTER ADJUSTMENT IS 4' TO 12'.
11. FIRE DEPARTMENT CONNECTION (FDC)
12. LIGHT POLE LOCATION

STATEMENT OF IMPACTS:

THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHWEST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE BRICK PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

WATER & SEWER GENERAL 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.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL.
9. THE SITE UTILITY CONTRACTOR IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.
10. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. https://franklin.idtplans.com/secure/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

WATER & SEWER DATA CHART:

PROPOSED STRUCTURES: FOUR (4) MULTIFAMILY BUILDINGS, 3-STORIES, ±30,000 SF, 10 UNITS EACH

"BUILDING TYPE" = 10 UNITS X 350 GPD/UNIT = 3,500 GPD

PROPOSED UNITS: 40 UNITS AT 350 GPD/UNIT = 14,000 GPD

UTILITY CONTACTS:

SANITARY SEWER
COF WATER MANAGEMENT INSPECTIONS
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: UTILITY INSPECTOR
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: DALE HOOD
615-595-4693

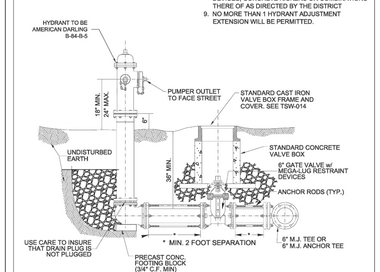
GAS SERVICE
PIEDMONT GAS COMPANY
83 CENTURY BLVD
NASHVILLE, TN 37214
CONTACT: CRAIG OWEN
615-794-2595

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: LOGAN EAKES
615-595-7912

WATER SERVICE
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
CONTACT: UTILITY INSPECTOR
615-794-4554

CABLE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: 615-595-4693

NOTES:
1. HYDRANT SHALL BE SET ON CONCRETE VALVE BOX FOOTING BLOCK, OR POURED CONCRETE (CLASS A)
2. CARE SHALL BE USED TO SET HYDRANT PLUMB.
3. A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND HYDRANT BASE TO ALLOW FOR DRAINAGE.
4. HYDRANTS BODY TO NOT BE PAINTED. REFER TO SPECIFICATIONS FOR BODY AND BONNET COLORS.
5. HYDRANT TEE AND HYDRANT SHOE TO INCLUDE MEGA-LUG RESTRAINT DEVICES.
6. FIRE HYDRANT SHALL NOT SIT CLOSER THAN 5' FROM EDGE OF ANY POWER AND/OR LIGHT POLE.
7. HYDRANT BURY SHALL BE AT LEAST 36"
8. ALL DEVICES FROM TEE TO HYDRANT SHOE SHALL BE RESTRAINED WITH 2 FORMS OF RESTRAINTS. THIS CAN BE ACCOMPLISHED BY ANCHOR TEE AND ANCHOR COUPLINGS, THREADED ROD, RESTRAINT DEVICES, CONCRETE KICKERS OR COMBINATIONS THERE OF AS DIRECTED BY THE DISTRICT
9. NO MORE THAN 1 HYDRANT ADJUSTMENT EXTENSION WILL BE PERMITTED.



REVISIONS	DATE
SPACING REVISION	09/2020
COLOR REQUIREMENT	01/2013
HYDRANT PAINT SPECIFICATION NOTE REVISIONS	09/2020

FIRE HYDRANT DETAIL

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-013 DRAWING No.

CEC Civil & Environmental Consultants, Inc.

Hydrant Flow Calculations

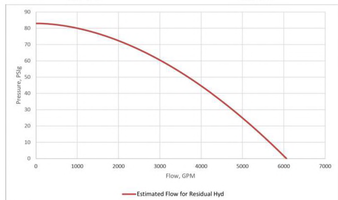
Project: Task 71 - 574 Franklin Road Date: 7/15/2026 Time: 9:30 AM
Performed by: Parker Howell, Westen Wilson, and Justin Maxwell, MVUD

Flowing Hydrant Information		Residual Hydrant Information	
Hydrant #	2013	Hydrant #	1990
Location	574 Franklin Road	Location	580 Franklin Road
Static Press.	86 PSI	Static Press.	83 PSI
Flow	811 GPM	Residual Pres	81 PSI

Minimum Allowable
Pressure at Residual Hyd. 20 psi to maintain 20 psi at both hydrants

Estimated Flow for Residual Hyd

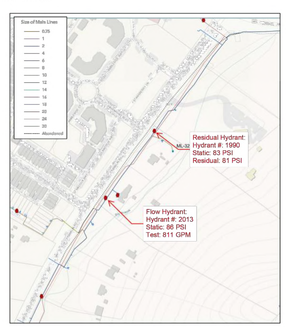
Estimated Flow at 20 PSI	Estimated Flow at 20 PSI
5225 GPM	5225 GPM



Notes:
1. Results provided are calculated at the point of connection to the MVUD system and do not include losses that may occur due to metering, service lines, backflow prevention, or multi-story construction.
2. Results provided are instantaneous readings. CEC and MVUD cannot ensure that the results represent actual fire hydrant flow conditions over any period of time.

117 Seaboard Lane, Suite E100 | Franklin, TN 37067 | 615-333-7797 | www.cecinc.com

574 Franklin Road



HYDRANT FLOW TEST REPORT

LEGEND:

SAN	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
ST	PROPOSED STORM SEWER
	PROPOSED PAVER UNDERDRAIN
UG-E	PROPOSED UNDERGROUND ELECTRIC
OH-E	PROPOSED OVERHEAD ELECTRIC
	EXISTING TREE TO REMAIN

WATER PROVIDER NOTE:

1. PUBLIC WATER TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD).
2. ALL FIRE HYDRANTS TO BE PUBLIC

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REGISTERED ENGINEER
STATE OF TENNESSEE
118979
09-03-2026

DEVELOPMENT PLAN FOR:
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C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0857 | M2GROUP-LLC.COM

UTILITY PLAN

DATE:	SEPTEMBER 3, 2026	DRAWN BY:	JPN / RLE
PROJECT NO.:	26-148	CHECKED BY:	RVS / MWB

SHEET NUMBER:
C5.0

25-148 - UTILITY PLAN.DWG | Thursday, August 27, 2026 4:23:29 PM

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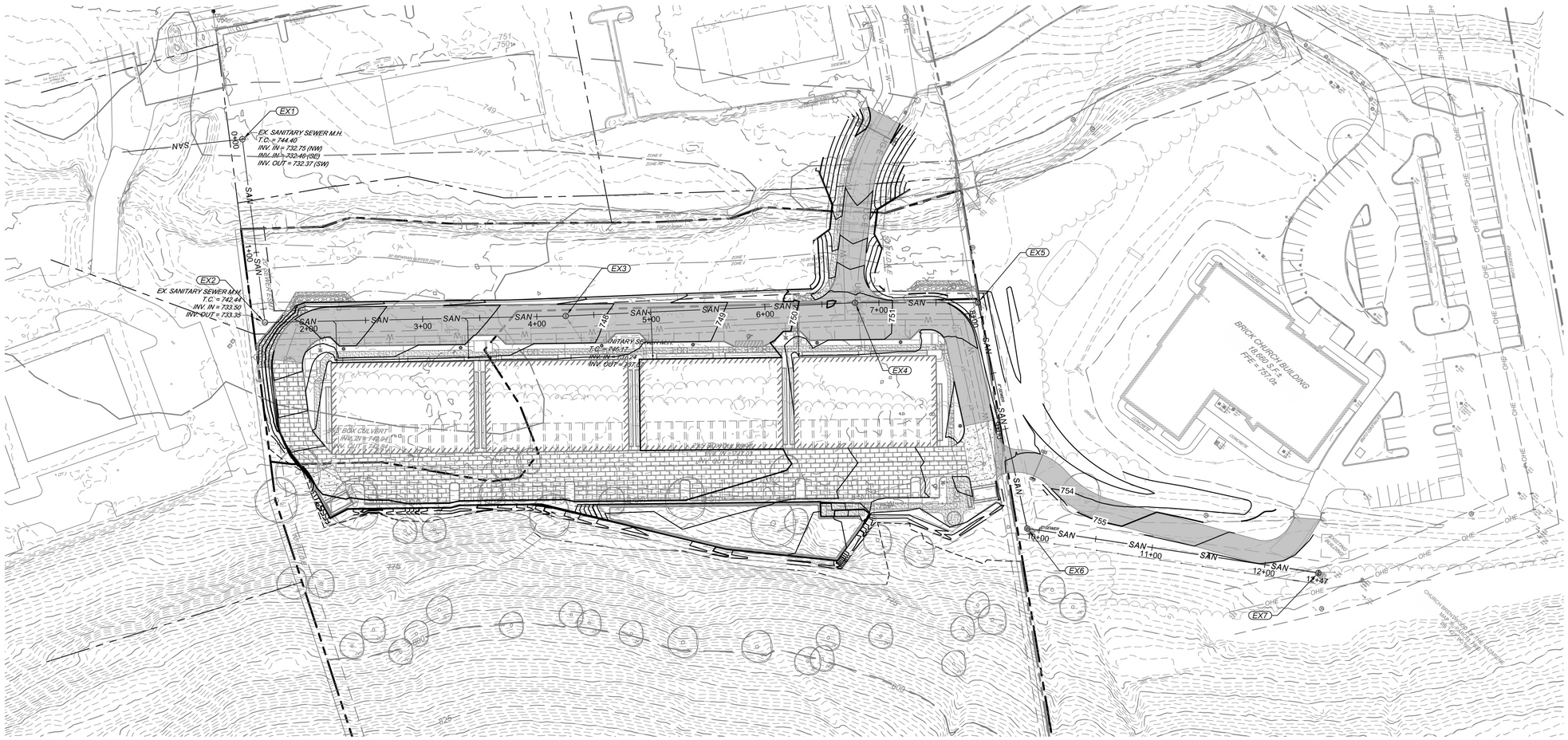
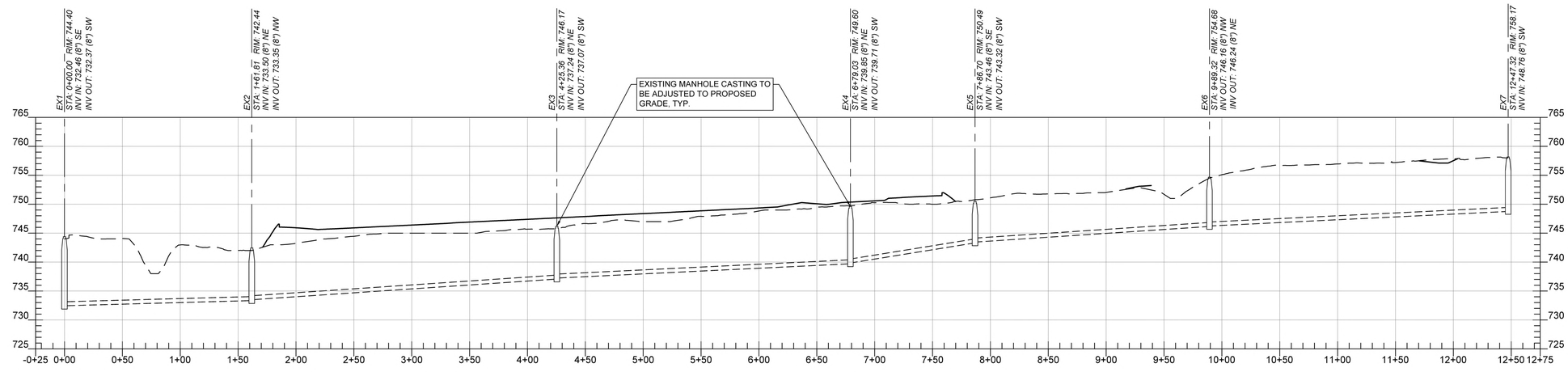


PIPE TABLE		
NAME	MIN. COVER	MAX. COVER
EX2-EX1	4.40	11.51
EX3-EX2	8.26	12.00
EX4-EX3	9.70	10.28
EX5-EX4	7.01	9.82
EX6-EX5	6.74	7.06
EX7-EX6	8.17	8.83



EXISTING SANITARY SEWER PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's below.
Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN
REGISTERED ENGINEER
STATE OF TENNESSEE
118979
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

EXISTING SANITARY SEWER PLAN & PROFILE

DATE:	SEPTEMBER 3, 2026	DRAWN BY:	JPN / RLE
PROJECT NO.:	26-148	CHECKED BY:	RVS / MWB

C5.1

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0287 | M2GROUPTN.COM

26-148_EXISTING SANITARY SEWER PLAN.DWG | Thursday, August 27, 2026 4:23:44 PM
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KEY:

- SPECIMEN TREE
- REMOVED SPECIMEN TREE
- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE CANOPY PROTECTION FENCE
- HHO
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Health	Status	Tree Number	Tree Size	Health	Status
1	40"		REMOVED	101	38"	Poor	
2	26"			102	24"	Poor	
3	26"			103	36"	Fair	
4	28"			104	48"	Fair	
5	24"			105	36"	Fair	
6	24"			106	28"	Fair	
7	30"			107	38"	Fair	
8	28"			108	32"	Fair	
9	24	Dead	REMOVED	109	48"	Poor	
10	44	Poor	REMOVED	110	36"	Poor	
11	30	Fair	REMOVED	111	30"	Fair	
12	50	Good	REMOVED	112	24"	Fair	
13	26		REMOVED	113	32"	Fair	
14	24	Dead	REMOVED	114	26	Poor	REMOVED
15	30	Good	REMOVED	115	48	Good	REMOVED
16	40		REMOVED	116	28"	Good	
17	24		REMOVED				
18	24"						
19	24"						
20	48		REMOVED				
21	44		REMOVED				
22	42"						
23	30"						
24	26"						
25	24"						
26	24"						
27	24"						
28	24"						
29	26"						
30	24"						
31	24"						
32	24"						
33	24"						
34	30"						
35	30"						
36	30"						
37	24"						
38	24"						
39	24"						
40	24"						

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	760	-	-760 IN
TOTAL REPLACEMENT			-755 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

TREE CANOPY DATA

EXISTING TREE CANOPY: 628,067 SF (75% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%, 84,789 SF (1.95 AC)

PROVIDED TREE CANOPY PRESERVATION: 549,345 SF (87% OF TOTAL CANOPY)

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. WELLS — TENNESSEE — 1326 — AGRICULTURE — COMMERCE — LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

OVERALL TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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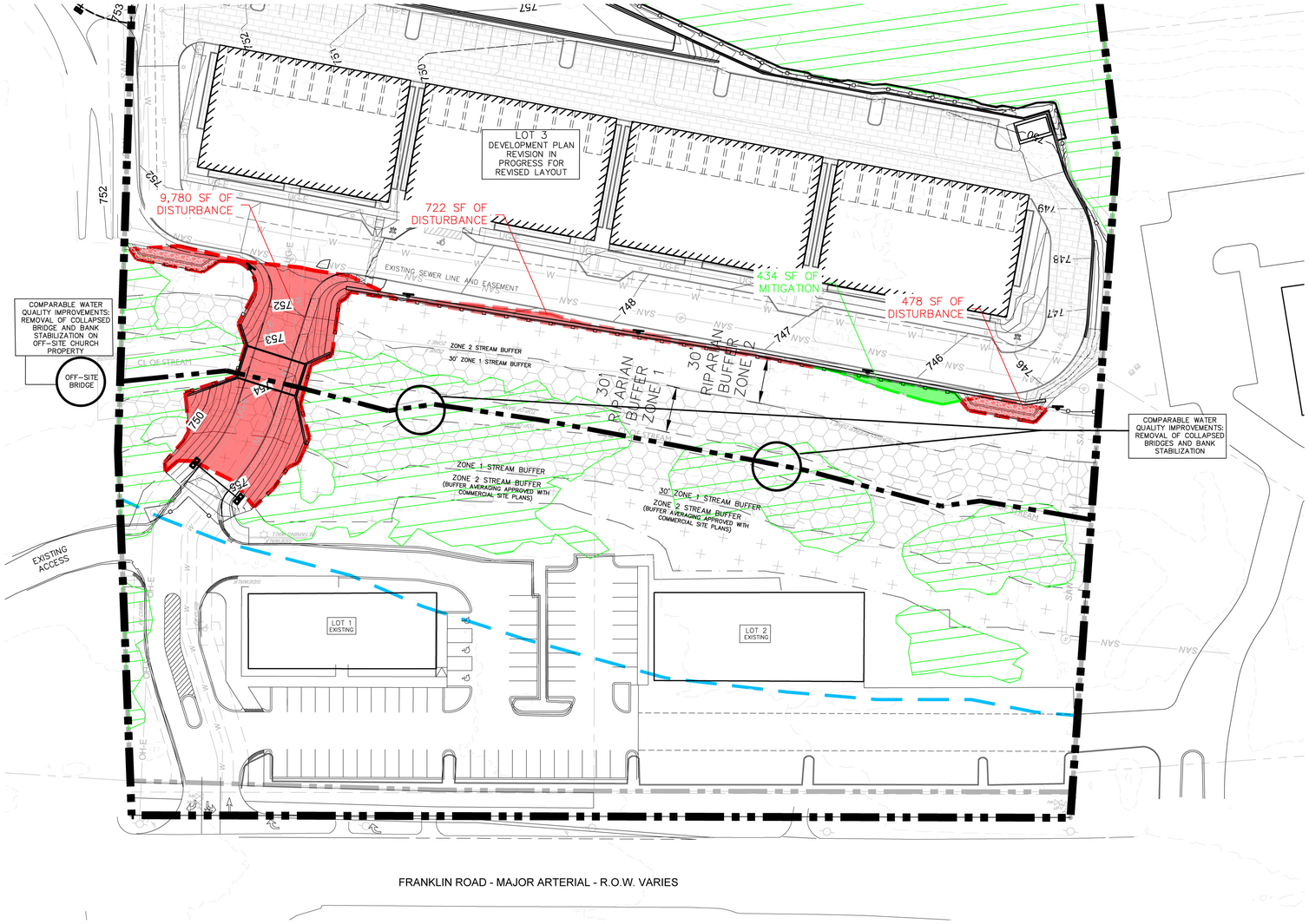

KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT
  10,980 SF
- AREAS OF NEW RIPARIAN BUFFER
  434 SF
- BUFFER SIGNAGE
  150' SPACING

STREAM BUFFER REDUCTION REQUEST

THE APPLICANT REQUESTS THE BUFFER REDUCTION SHOWN IN ORDER TO ACCOMMODATE THE LOT 3 LAYOUT SHOWN. THIS LAYOUT PROVIDES FULL VEHICULAR CIRCULATION AROUND THE RESIDENTIAL BUILDINGS FOR IMPROVED ACCESS AND SAFETY. IN ORDER TO ACCOMPLISH THIS, RETAINING WALLS ARE REQUIRED IN BOTH THE FRONT AND REAR OF THE PROPERTY. DUE TO THE LOCATION OF THE EXISTING SANITARY SEWER LINE, THE SITE IS PUSHED DOWN TO ALLOW THE SANITARY SEWER LINE TO BE IN LOCATED IN THE PROPOSED DRIVE LANE. THIS LOCATION ALSO PROVIDES FOR THE SHORTEST RETAINING WALLS.

IF THE BUFFER REDUCTIONS IS GRANTED, THE APPLICANT IS PROPOSING THE CREATION OF ZONE 2 BUFFER WHERE POSSIBLE. SINCE THE EXISTING SANITARY SEWER LINE AND EASEMENT PROHIBIT FURTHER EXPANSION OF THE ZONE 2 BUFFER, THE APPLICANT IS PROPOSING ADDITIONAL, COMPARABLE WATER QUALITY IMPROVEMENTS IN THE FORM OF BRIDGE REMOVAL AND STREAM BANK STABILIZATION IN THE REMOVAL AREA.

ALSO, THE APPLICANT WILL PURCHASE THE REQUIRED STREAM BUFFER SIGNS AND INSTALL THE SIGNS AT 150' ON-CENTER.

TYPICAL STREAM BUFFER ENHANCEMENTS SHALL ALSO OCCUR AS SHOWN ON SHEET L2.1 AND BE DEFINED FURTHER AT SITE PLAN.

COMPARABLE WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF COLLAPSED BRIDGES AND DEBRIS
- STABILIZATION OF BANK / LIVE STAKING WHERE APPLICABLE

THE APPLICANT SHALL STABILIZE THE BANKS WHERE THE BRIDGE REMOVAL OCCURS. THE WORK SHALL BE COORDINATED WITH THE COF STORMWATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS.

GENERAL METHODS SHALL INCLUDE PROPER SITE PREPARATION, GRADING AND INSTALLATION OF AN ORGANIC MATTING/RECP (BIODEGRADABLE ROLLED EROSION CONTROLLED PRODUCT) SUCH AS JUTE MATTING. INSTALLED MATTING TO HAVE COMPLETE CONTACT WITH SOIL. LIVE STAKING MAY BE REQUIRED AND MAY BE APPLIED UP TO 100% OF THE WHOLE STREAM (TO BE DETERMINED BY CITY STORMWATER MANAGEMENT AND THE LANDSCAPE ARCHITECT PRIOR TO SITE PLAN). APPROPRIATE INSTALLATION OF LIVE STAKES INCLUDE PLANTING 2-3 FEET APART USING TRIANGULAR SPACING AND PLANTING AT RIGHT ANGLES TO THE SLOPE.

REVEGETATION IS ALSO REQUIRED. SEED MIX IS TYPICALLY INSTALLED BOTH ABOVE AND BELOW MATTING. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL ALSO BE APPLIED TO THIS AREA.

PRIOR TO STARTING SITE WORK, THE OWNER/INSTALLER, THE COF STORMWATER COORDINATOR AND THE COF LAND PLANNER SHALL MEET ON SITE TO VERIFY PLANT PLACEMENT AND INSTALLATION METHODS.

THE PROPOSAL HEREIN INCLUDES THE REMOVAL OF THREE EXISTING BRIDGE CROSSINGS, AND THE PLANTING OF LIVE STAKES ALONG THE BANKS OF THE EXISTING STREAM CHANNEL. TWO OF THE EXISTING CROSSINGS ARE LOCATED ON THE BRANCH CREEK PUD PROPERTY, AND ONE IS LOCATED NORTH ON THE GATEWAY COMMUNITY CHURCH PROPERTY. THE APPLICANT IS CURRENTLY DISCUSSING THE REMOVAL OF THIS BRIDGE WITH THE CHURCH.

STREAM BUFFER VEGETATION

IN THE URBAN RIPARIAN ZONE BUFFERS, ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH INCLUDES A MIX A CANOPY TREES, UNDERSTORY TREES, SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ENVIRONMENT. REQUIREMENTS ARE FURTHER DEFINED ON SHEET L2.1.

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/HER DESIGNEE.

FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED PRIOR TO SITE PLAN SUBMITTAL

GRAPHIC SCALE IN FEET
0 20 40 80

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. HIGGINS — 329 — AGRICULTURE — LICENSED IN COMMERCE — TENNESSEE NO. — LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

BUFFER REDUCTION REQUEST

SHEET NUMBER
L2.0

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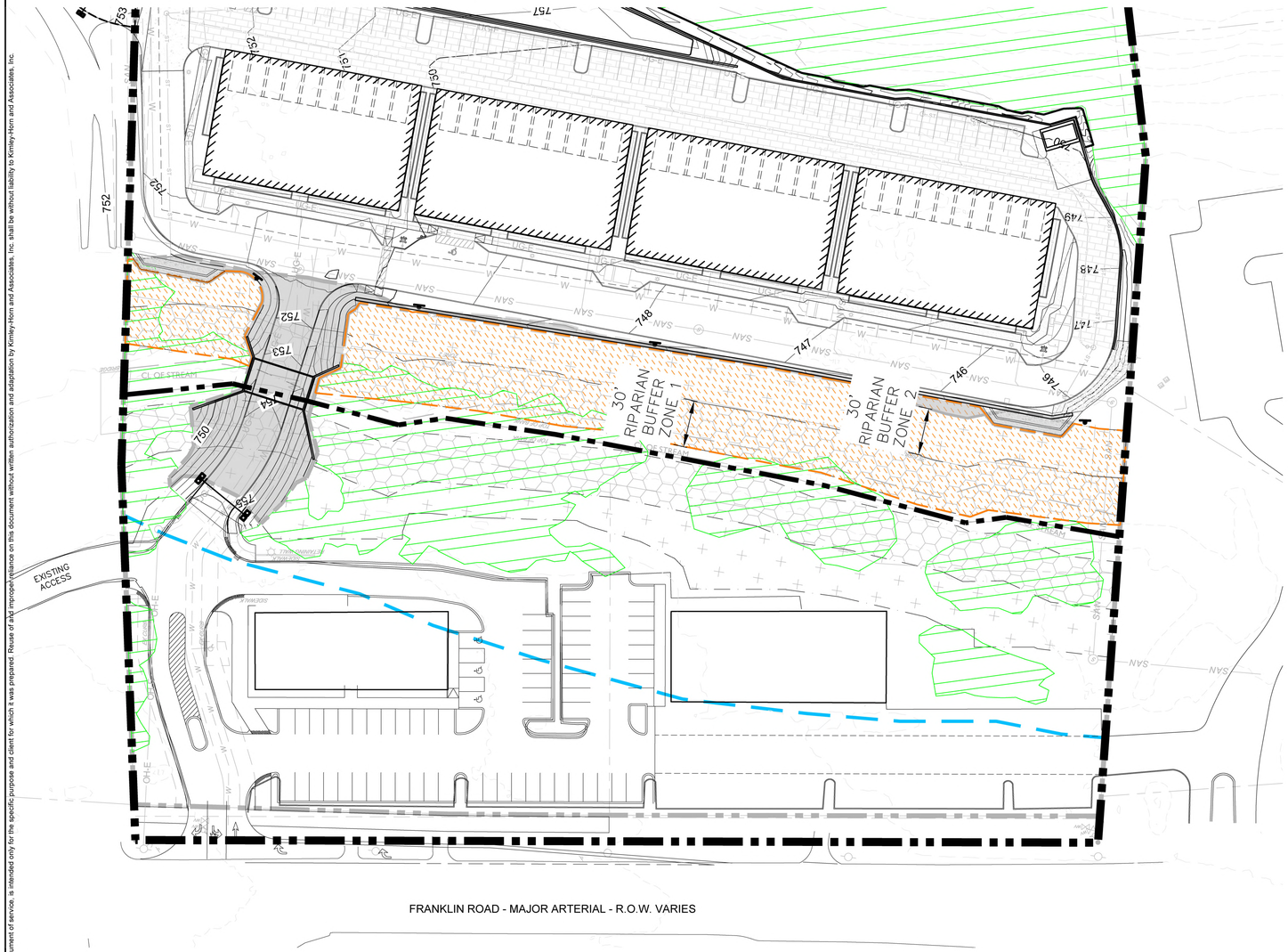
Drawing name: K:\FRA_LAP_GDC\!development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Branch Creek Crossing Sheets.dwg L2.0 Sep 02, 2026 12:58pm by: Emory.Morgan



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENHANCEMENT 33,147 SF
- BUFFER SIGNAGE 150' SPACING

TOTAL BUFFER ENHANCEMENT SQUARE FOOTAGE ON SITE: 33,147 SF

RIPARIAN BUFFER MANAGEMENT PLAN

THE BUFFER ENHANCEMENT PROCEDURE APPLIES TO ALL RIPARIAN BUFFERS ON SITE.

BUFFER ENHANCEMENT PROCEDURE

STEP 1: PRE CONSTRUCTION MEETING
- ATTENDEES: MEETING SHOULD INCLUDE A REPRESENTATIVE FROM THE CONTRACTOR, LANDSCAPE ARCHITECT, AND CITY STORMWATER DEPARTMENT
- MEETING SHOULD COVER EXPECTATIONS OF WORK TO BE COMPLETED, TIMING FOR REASSESSMENT, AND EXPECTED PLANTING TIMEFRAME.

STEP 2: INITIAL SITE PREPARATION & INVASIVE REMOVAL
- IDENTIFY INVASIVE SPECIES. TO IDENTIFY ALL INVASIVE MATERIAL FOR REMOVAL, REFER TO TENNESSEE INVASIVE PLAN COUNCIL'C INVASIVE PLANT LIST.
  - https://www.tnipc.org/invasive-plants
- REMOVAL APPROACH:
  - MECHANICAL REMOVAL (HAND-PULLING, BRUSH-CUTTING, MOWING) FOR YOUNGER/SMALLER GROWTH.
  - CUT-STUMP HERBICIDE TREATMENT FOR LARGER SHRUBS/TREES, WITH DYE FOR ACCURACY.

CAUTION: KEEP ROOT SYSTEMS ADJACENT TO STREAM BANKS INTACT UNTIL REPLACEMENT VEGETATION IS ESTABLISHED

STEP 3: REASSESSMENT & SITE INVENTORY

- AFTER REMOVAL OF INVASIVES, CONDUCT AN ASSESSMENT OF RIPARIAN BUFFERS AND DETERMINE CONDITIONS OF ZONE 1 & ZONE 2 BUFFERS.
- ASSESSMENT MIGHT INCLUDE:
  - EXISTING NATIVE COVERAGE
  - AREAS WHERE THERE IS NO NATIVE COVERAGE

STEP 4: PLANTING PLAN DEVELOPMENT
- ONE, OR A COMBINATION, OF THE FOLLOWING OPTIONS SHALL BE REQUIRED PENDING THE OUTCOME OF THE REASSESSMENT IN STEP 3 BY THE LANDSCAPE ARCHITECT:

- OPTION 1 | NATIVE SEED MIX: RIPARIAN BUFFER SEED MIX BROADCAST ACROSS CLEARED AREAS FOR IMMEDIATE STABILIZATION (EROSION CONTROL + HERBACEOUS DIVERSITY). INSTALLATION PER SUPPLIER'S RECOMMENDATION
  - EXAMPLE: ROUNDSTONE, MIX 168 - SOUTHERN RIPARIAN BUFFER MIX (BROADCAST AT 7.2-10.4 PLS POUNDS/ACRE)
- OPTION 2 | SUPPLEMENTAL PLANTING: SUPPLEMENTAL PLANTING WITH BARE-ROOT SEEDLINGS TO REESTABLISH A NATIVE SPECIES COVER
  - (SPACED ~6' APART; ~180-200 PER 0.5 ACRE TYPICAL)
  - SPECIES MIX: ENSURE CANOPY (≈60%), SUBCANOPY, AND SHRUB SPECIES WITH NO SINGLE SPECIES >20%
  - PLANTING WINDOW: DORMANT SEASON (NOV-MAR FOR CONTAINER/B&B, JAN-MAR FOR BARE-ROOT)
- OPTION 3 | MULTI-APPLICATION INVASIVE CONTROL: THIS OPTION INVOLVES A MULTIPLE APPLICATION INVASIVE CONTROL MEASURE TO ENSURE THAT THE EXISTING NATIVE PLANT MATERIAL CAN REESTABLISH WITHIN THE RIPARIAN BUFFERS.
  - EXAMPLE: 2 ADDITIONAL REMOVALS AFTER THE INITIAL WORK HAS BEEN DONE. THERE SHOULD BE AT LEAST 6 MONTHS IN BETWEEN REMOVALS.

ZONE 2 RETAINING WALL NOTE

THE ZONE 2 BUFFER ILLUSTRATED ON THIS PLAN CONSISTS OF THE ADDITIONAL 30-FOOT BUFFER BEYOND THE REQUIRED ZONE 1 BUFFER. THIS AREA IS CURRENTLY PREDOMINATELY ESTABLISHED AS FESCUE LAWN. AS PART OF THE PROPOSED IMPROVEMENTS, THE EXISTING FESCUE WILL BE REMOVED AND REPLACED WITH A NATIVE PLANT MIX IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

A TEMPORARY DISTURBANCE AREA EXTENDING APPROXIMATELY 10 FEET FROM THE PROPOSED RETAINING WALL, LOCATED PARALLEL TO THE PARKING AREA, IS REQUIRED TO FACILITATE RETAINING WALL CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ANY COMPACTED SOILS WITHIN THIS DISTURBANCE AREA WILL BE REMOVED AND REPLACED WITH TOPSOIL TO AN APPROXIMATE DEPTH OF 24 INCHES.

FOLLOWING SOIL RESTORATION, THE ZONE 2 BUFFER WILL BE REESTABLISHED WITH NATIVE VEGETATION FROM THE BASE OF THE RETAINING WALL TO THE LIMITS OF THE EXISTING FESCUE LAWN AREA. ADDITIONAL STREAM BUFFER MITIGATION REQUIREMENTS ARE PROVIDED ABOVE.

RIPARIAN ZONE BUFFER MANAGEMENT NOTES

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

A 30' ZONE 1 AND A 30' ZONE 2 RIPARIAN BUFFER OCCUR ON THIS SITE.

AFTER THE REMOVAL OF EXOTIC INVASIVE PLANT MATERIAL IS COMPLETE, IT WILL BE DETERMINED TO WHAT EXTENT THE RIPARIAN BUFFER ZONES SHALL BE ENHANCED WITH NATIVE SPECIES PLANTINGS. A LANDSCAPE PLAN AND PLANTING SCHEDULE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE REVIEWED FOR APPROVAL. THE LA SHALL REFER TO THE URBAN RIPARIAN HANDBOOK FOR SPECIES SELECTION, QUANTITIES AND SIZING. IF PLANTINGS ARE DETERMINED TO BE ADDED, A NATIVE MILKWEED SPECIES SHALL BE INCORPORATED AND REPRESENT A MINIMUM OF 10% OF THE BUFFER PLANTINGS.

RIPARIAN BUFFER NOTES:
1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, FOLLOWING MANUFACTURE'S LABELS UNTIL TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN EITHER LATE FALL/EARLY WINTER OR EARLY SPRING WHEN NATIVE SPECIES ARE DORMANT BUT INVASIVE SPECIES STILL HAVE LEAVES. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. 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.

AS PER FMC 23-107(6)(D) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS.

THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS. THIS DEVELOPMENT PROJECT REQUIRES 5 RIPARIAN BUFFER SIGNS TO BE PURCHASED.

LANDSCAPE CONTRACTOR NOTES:
LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON PREFERABLY LATE SUMMER/FALL. AN APPROVED DYE SHALL BE USED IN CONJUNCTION WITH THE HERBICIDE ORDER TO EVALUATE APPLICATION AREAS. RIPARIAN SEED MIX, IF SPECFIED, SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. A TEMPORARY COVER CROP SHALL BE USED WITH THE SEED MIX. AT THE TIME OF PERFORMANCE BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE RIPARIAN BUFFER WORK HAS BEEN COMPLETED AND PLANT MATERIAL INSTALLED PER THE APPROVED SITE PLAN.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW SHANE WALDRUP — LICENSED LANDSCAPE ARCHITECT — TENNESSEE NO. 373

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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

BUFFER MITIGATION PLAN

SHEET NUMBER
L2.1

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Perspective Aerial (buildings A - D)

Architectural Character:

*the images on this page are intended to illustrate the intent for the architectural character for this project, not a finished product.

GENERAL: The intent is to market to high-end move-down buyers who are looking for a luxury home. That market is currently most supportive of modern-transitional style architecture that features quality materials, large windows, and clean lines without eliminating character and romance.

CONTEXT: This site's surrounding context is mostly commercial and larger-scale multifamily architecture. There is a mix of traditional and contemporary styles. The views into the site are minimal due to a pair of 3-story office buildings and a protected stream with its vegetated buffer area to the west, between the site and Franklin Rd. The rear of the site is densely forested HHO area. The church to the north and the office building to the south will both have views onto the site.

MASSING: The intention is to break down the massing of the four 125-ft wide buildings to read as 8 separate compositions ("half-buildings"). Each building will have a main common entrance in the center, flanked by what reads as 2 different-but-connected half-buildings. Each half-building's composition will focus on vertical proportions of both building mass and fenestration. The roof will be flat with parapets. The shape and details of the parapets will vary between half-buildings to create diversity.

MATERIALS: The predominant building material will be brick, with the color varied among the half-buildings. Cast stone veneer will be used on the ground level to accentuate the base of each building. Cast stone will be used for window and door headers and other accent materials. Metal and painted trim will be used for minor building elements and details.

FENESTRATION: Windows will be predominantly aluminum-clad casement windows with muntins. Larger clear-glass window openings will be used as a secondary option to create diversity among the half-building's various compositions. Windows will be designs to accentuate vertical proportions.

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

ARCHITECTURAL CHARACTER

SHEET NUMBER
A1.0

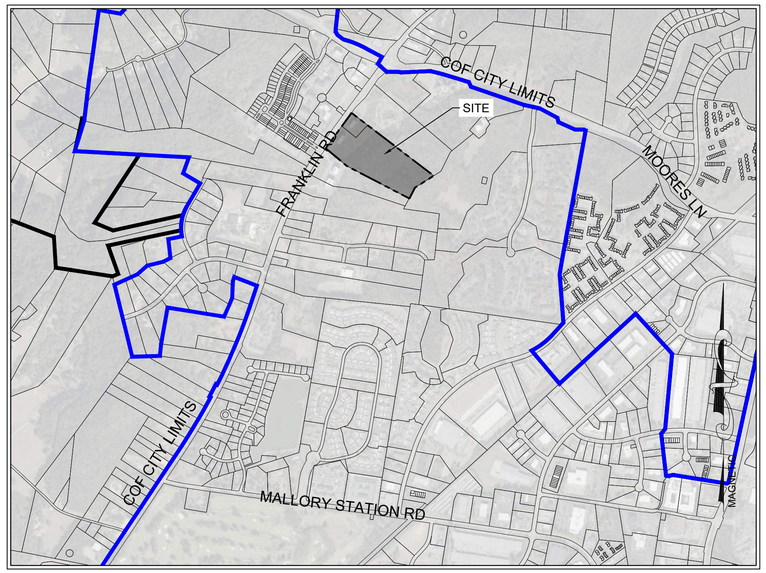
Drawing name: K:\FRA_LAP_GDC\1development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Branch Creek Crossing Sheets.dwg A1.0 Sep 03, 2026 7:57am by: Emory.Morgan

BRANCH CREEK CROSSING DEVELOPMENT
PLAN REVISION 4

FRANKLIN, TENNESSEE

COF PROJECT 9209

SITE DATA TABLE	
PROJECT NAME:	BRANCH CREEK CROSSING, DEVELOPMENT PLAN REVISION 4
PROJECT #:	9209
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
CHARACTER AREA OVERLAY:	BCCO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS—	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106



VICINITY MAP
1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVED DEVELOPMENT PLAN
C0.2	DEVELOPMENT PLAN REVISION COMPARISON
C0.3	MODIFICATION OF STANDARDS
C1.0	EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN - FIRE
C4.1	ROW & ACCESS PLAN - SOLID WASTE
C4.2	ROW & ACCESS PLAN - VACUUM
C5.0	UTILITY PLAN
C5.1	EXISTING SANITARY SEWER PLAN & PROFILE
L1.0	OVERALL TREE PRESERVATION PLAN
L2.0	BUFFER REDUCTION REQUEST
L2.1	BUFFER MITIGATION PLAN
A1.0	ARCHITECTURAL CHARACTER

PARKLAND DEDICATION:

40 UNITS X $5,408 = $216,320

$216,320 DUE AT THE FIRST BUILDING PERMIT

BUILDING CODE DATA CHART:

CONSTRUCTION TYPE: VA CONSTRUCTION, 13R SPRINKLER SYSTEM
BUILDING HEIGHT: 3 STORIES, OVER 30'
OCCUPANCY CLASSIFICATION: R-2

COMPREHENSIVE REVIEW AT SITE PLAN:

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

WARD DISTRICT: WARD 2
WARD MEMBER: MATT BROWN
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

PROJECT DESIGN TEAM

CIVIL ENGINEER
M2 GROUP
1881 GENERAL GEORGE PATTON DR
STE 107, FRANKLIN, TN 37067
CONTACT: MATT BRYANT
PHONE: (615) 656-0257

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR, SUITE 200,
FRANKLIN, TN 37067
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE:	SEPTEMBER 29, 2014
SUBDIVISION REGULATIONS:	FEBRUARY 28, 2013
HISTORIC DISTRICT DESIGN GUIDELINES:	N/A
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	MAY 10, 2011
STORMWATER BMP MANUAL:	JANUARY 1, 2014
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	DECEMBER 10, 2013
MUNICIPAL CODE:	OCTOBER 30, 2014

DEVELOPMENT SUMMARY

REVISION 4:
- **REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING**
- **LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.**
- **LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

PREVIOUSLY APPROVED MODIFICATION OF STANDARDS (COF #4692)

APPROVED MOS 1
CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.

APPROVED MOS 2
CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET
SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.

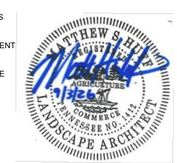
MODIFICATION OF STANDARDS REQUEST

REQUESTED MOS 3
SECTION 5.9.4: OFF-STREET PARKING STANDARDS FROM THE 2014 ZONING ORDINANCE.
THE ZONING ORDINANCE REQUIRES ATTACHED RESIDENTIAL DWELLING UNITS TO PROVIDE PARKING AT THE FOLLOWING RATIOS:
1 BEDROOM: 1.50 SPACES PER UNIT
2 BEDROOM: 2.50 SPACES PER UNIT
3+ BEDROOM: 3.00 SPACES PER UNIT

A MODIFICATION OF STANDARD 5.9.4 IS REQUESTED TO PERMIT THE USE OF THE CURRENT ZONING ORDINANCE PARKING RATIO OF 2.25 SPACES PER DWELLING UNIT FOR UNITS CONTAINING TWO OR MORE BEDROOMS.

REQUESTED MOS 4
SECTION 5.3.5(3)(B)(VII): BUILDING DESIGN FROM THE 2014 ZONING ORDINANCE
THE ZONING ORDINANCE REQUIRES ARCHITECTURAL VARIATION THROUGH THE INCLUSION OF A MINIMUM OF TWO OF THE FOLLOWING ATTRIBUTES:
A. A VARIATION IN LENGTH OF 30 PERCENT OR MORE;
B. A VARIATION IN THE SIZE (SQUARE FOOTAGE) OF THE BUILDING FOOTPRINT BY 30 PERCENT OR MORE;
C. A VARIATION IN COLOR OR IN USE OF MATERIALS, OR BOTH;
D. A VARIATION IN THE TYPE OF ATTACHED RESIDENTIAL DWELLINGS CONTAINED IN THE STRUCTURE (E.G., VERTICALLY ATTACHED OR HORIZONTALLY STACKED); OR
E. A DISTINCT VARIATION IN BUILDING HEIGHT BY AT LEAST 20 PERCENT AND ROOF FORM.

A MODIFICATION OF SECTION 5.5.3(3)(B)(VII) IS REQUESTED TO REQUIRE ONLY ONE OF THE ATTRIBUTES LISTED ABOVE.



PREPARED BY:
Kimley»Horn

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M2 GROUP
m2groupllc.com

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	7/27/2026	PRE-APP SUBMITTAL
2	8/10/2026	INITIAL SUBMITTAL
3	9/3/2026	RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118683007	1	16

Drawing name: K:\FRA_LAP_GDC\development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\C0.0 COVER SHEET.dwg C0.0 COVER SHEET Sep 03, 2026 1:33pm by: Emory.Morgan

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OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	PLAZA	11,796
103B	FORMAL	PARK//FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

DEVELOPMENT SUMMARY

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
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REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF

PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

PRESERVED TREE CANOPY

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)

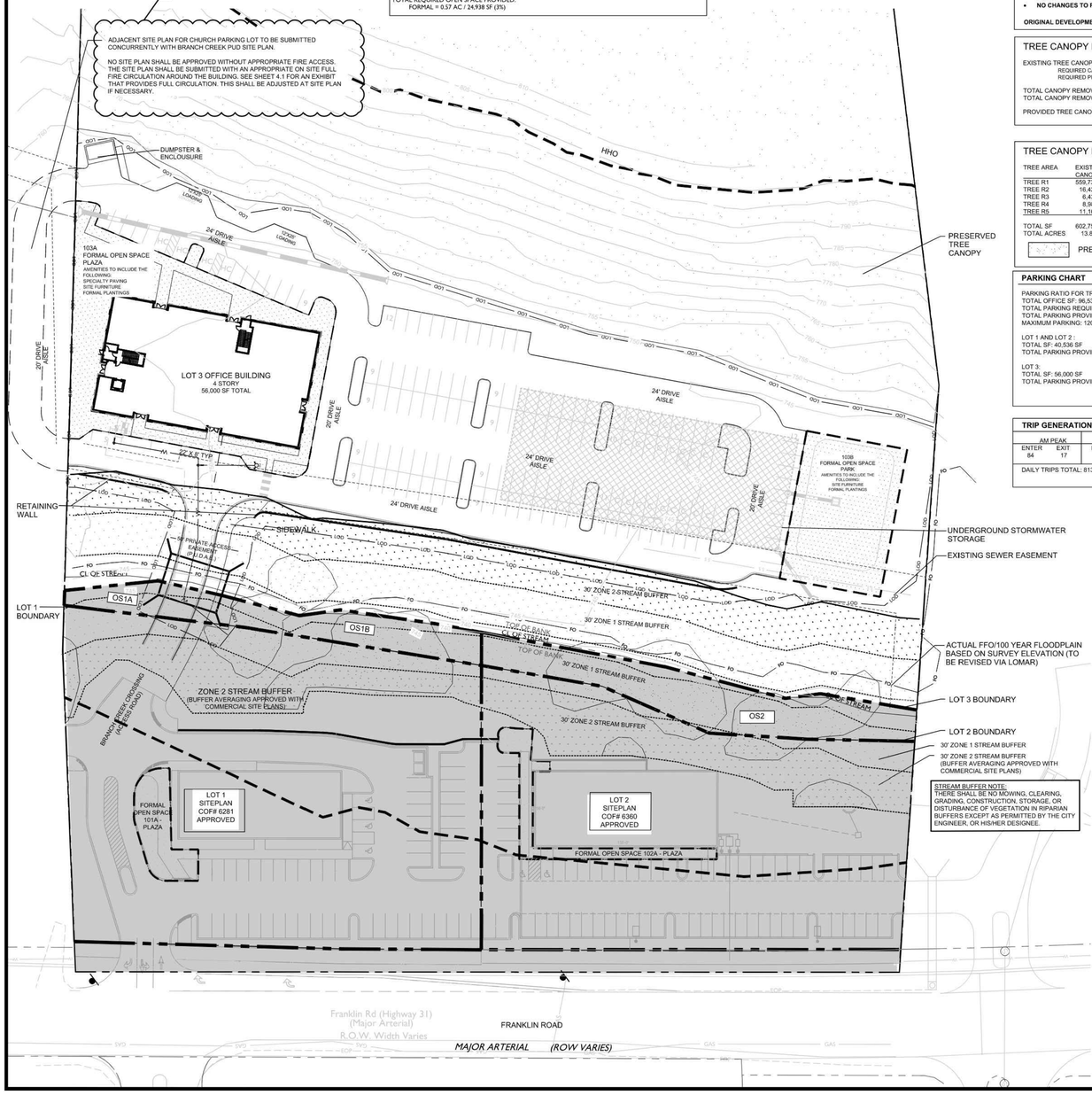
LOT 1 AND LOT 2 :
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)

LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74

DAILY TRIPS TOTAL: 813



KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER:	6591
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.540,536)
PROPOSED ZONING:	SD-X (96,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS: LOT 1, LOT 2, OS1A, OS1B, OS2	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
APPLICANT & OWNER OFFICE TRACTS: LOT 3, OS3A, OS3B	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
ENGINEER:	KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 615.564.2877
BUILDING SQUARE FOOTAGE:	±96,536
BUILDING HEIGHT:	3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO:	0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT, BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRNAKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

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 THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

0 40 80 120
GRAPHIC SCALE 1"=40'

EXISTING DEVELOPMENT PLAN FOR REFERENCE.
NOT TO SCALE

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

ISSUED: DEC 11, 2017

Revision	Date
1	Jan. 4, 2018
2	July 11, 2018
3	
4	

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 6591

BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

No	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

APPROVED DEVELOPMENT PLAN

SHEET NUMBER
C0.1

APPROVED DEVELOPMENT PLAN REVISION 3 COF#6591

NOT TO SCALE

DEVELOPMENT SUMMARY

- DEVELOPMENT APPROVED JULY, 2018
- PROPOSED 4 STORY, 56,000 SF OFFICE BUILDING

PROPOSED DEVELOPMENT PLAN REVISION 4

NOT TO SCALE

DEVELOPMENT SUMMARY

- REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING
- LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH. (40 TOTAL UNITS)
- LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

NORTH

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. MITCHELL — 329 — AGRICULTURE — LANDSCAPE ARCHITECT — TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

DEVELOPMENT PLAN REVISION COMPARISON

SHEET NUMBER
C0.2

REQUESTED MODIFICATION OF BRANCH CREEK CROSSING

M.O.S. 3

SECTION 5.9.4: OFF-STREET PARKING STANDARDS FROM THE 2014 ZONING ORDINANCE.
THE ZONING ORDINANCE REQUIRES ATTACHED RESIDENTIAL DWELLING UNITS TO PROVIDE PARKING AT THE FOLLOWING RATIOS:
1 BEDROOM: 1.50 SPACES PER UNIT
2 BEDROOM: 2.50 SPACES PER UNIT
3+ BEDROOM: 3.00 SPACES PER UNIT

REQUEST TO ALLOW THE PARKING REQUIREMENTS TO MATCH THE CURRENT ZONING ORDINANCE. A MODIFICATION OF STANDARD 5.9.4 IS REQUESTED TO PERMIT THE USE OF THE CURRENT ZONING ORDINANCE PARKING RATIO OF 2.25 SPACES PER DWELLING UNIT FOR UNITS CONTAINING TWO OR MORE BEDROOMS.
WHILE THE PROPOSED DEVELOPMENT IS BEING EVALUATED UNDER THE 2014 ZONING ORDINANCE, THE APPLICANT WOULD LIKE TO REQUEST THAT THE PARKING BE CALCULATED BASED ON THE CURRENT REGULATIONS. THE CITY OF FRANKLIN UPDATED THEIR PARKING RATIOS AFTER CAREFUL EVALUATION, AND THIS REDUCED RATIO ALSO ALIGNS WITH WHAT THE APPLICANT ANTICIPATES WILL BE NECESSARY TO SERVE THIS DEVELOPMENT. BASED ON THE CURRENT ANTICIPATED BEDROOM BREAKDOWN, THE PROPOSED DEVELOPMENT WOULD REQUIRE 112 PARKING SPACES UNDER THE 2014 ORDINANCE AND 90 SPACES UNDER THE CURRENT 2026 REQUIREMENTS.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
STRICT APPLICATION OF THE 2014 PARKING RATIOS WOULD REQUIRE ADDITIONAL PARKING AREAS THAT ARE NOT NECESSARY TO ADEQUATELY SERVE THE PROPOSED RESIDENTIAL USE. THE DEVELOPMENT PROVIDES 106 PARKING SPACES, EXCEEDING THE PARKING DEMAND ANTICIPATED UNDER THE CURRENT ZONING ORDINANCE BY 16 SPACES.
REDUCING EXCESS PARKING ALLOWS THE SITE TO MAINTAIN A MORE COMPACT DESIGN. PARKING IS ORGANIZED WITH PARALLEL SPACES ALONG BUILDING FRONTAGES, REAR-LOADED PERPENDICULAR PARKING, AND PRIVATE GARAGES SERVING INDIVIDUAL UNITS. THIS LAYOUT MINIMIZES THE VISUAL IMPACT OF PARKING AREAS, IMPROVES THE STREETSCAPE, AND SUPPORTS A MORE ATTRACTIVE RESIDENTIAL ENVIRONMENT. ADDITIONALLY, IT ALLOWS FOR MORE FLEXIBILITY IN THE REAR OF THE BUILDING FOR APPROPRIATE TURN RADII AND USABLE RESIDENTIAL OPEN SPACE.
REQUIRING THE ADDITIONAL SIX SPACES NEEDED TO SATISFY THE 2014 STANDARD WOULD RESULT IN A LESS EFFICIENT SITE DESIGN AND INCREASED IMPERVIOUS AREA WITHOUT PROVIDING A MEANINGFUL BENEFIT TO RESIDENTS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
THIS PROPERTY IS BEING DEVELOPED UNDER VESTED 2014 REGULATIONS; HOWEVER, THE CITY HAS SINCE UPDATED ITS PARKING REQUIREMENTS BASED ON EXPERIENCE WITH MORE RECENT RESIDENTIAL DEVELOPMENTS AND EVOLVING PARKING DEMAND TRENDS.
THE 2014 ORDINANCE REQUIRES NEARLY 20% MORE PARKING THAN THE CURRENT 2026 ORDINANCE. THIS REQUEST IS SPECIFIC TO A SITE THAT IS SUBJECT TO AN OLDER REGULATORY FRAMEWORK DESPITE BEING DESIGNED IN ACCORDANCE WITH CONTEMPORARY DEVELOPMENT PRACTICES AND PARKING DEMAND ASSUMPTIONS.
THE MODIFICATION RECOGNIZES THIS UNIQUE CIRCUMSTANCE AND ALLOWS THE SITE TO FUNCTION IN A MANNER CONSISTENT WITH CURRENT STANDARDS WHILE STILL PROVIDING AMPLE PARKING FOR RESIDENTS AND GUESTS.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL DEVELOPMENT AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT AND ENCOURAGES DEVELOPMENT PATTERNS THAT SUPPORT WALKABILITY, CONNECTIVITY, AND EFFICIENT USE OF LAND.
THE PROPOSED DEVELOPMENT ADVANCES THESE OBJECTIVES BY REDUCING UNNECESSARY PAVED AREAS AND INCORPORATING A COMPACT SITE DESIGN THAT PRIORITIZES BUILDING PLACEMENT, PEDESTRIAN CIRCULATION, AND USABLE OPEN SPACES OVER EXCESS PARKING. PARKING IS STRATEGICALLY LOCATED TO MINIMIZE ITS VISIBILITY AND REINFORCE A PEDESTRIAN-ORIENTED ENVIRONMENT.
BY APPLYING PARKING RATIOS THAT REFLECT THE CITY'S CURRENT STANDARDS, THE DEVELOPMENT PROVIDES AN APPROPRIATE AMOUNT OF PARKING WHILE SUPPORTING THE BROADER GOALS OF CREATING ATTRACTIVE, CONNECTED, AND WELL-DESIGNED NEIGHBORHOODS. THE REQUESTED MODIFICATION THEREFORE REMAINS CONSISTENT WITH THE INTENT AND GUIDING PRINCIPLES OF ENVISION FRANKLIN.

M.O.S 4

SECTION 5.3.5(3)(B)(VII): BUILDING DESIGN FROM THE 2014 ZONING ORDINANCE
THE PROPOSED MULTIFAMILY DEVELOPMENT IS VESTED UNDER THE 2014 ZONING ORDINANCE; HOWEVER, THE BUILDING ARCHITECTURE HAS BEEN DESIGNED CONSISTENT WITH THE INTENT AND DESIGN PRINCIPLES OF SECTION 6.8 (MULTIFAMILY) OF THE CURRENT 2026 ZONING ORDINANCE. BOTH ORDINANCES REQUIRE ARCHITECTURAL VARIATION, BUT THEY ACHIEVE THAT OBJECTIVE THROUGH DIFFERENT METHODS. A MODIFICATION OF STANDARDS IS REQUESTED TO MODIFY SECTION 5.3.5(3)(B)(VII) AS FOLLOWS:

DISTINCT BUILDING DESIGNS CONFIGURED TO MEET THE REQUIREMENTS OF TABLE 5-3, DISTINCT BUILDING DESIGNS, SHALL BE DISTINGUISHED THROUGH THE INCLUSION OF A MINIMUM OF ~~TWO~~ ONE OF THE FOLLOWING ATTRIBUTES:
- **A. A VARIATION IN LENGTH OF 30 PERCENT OR MORE;**
- **B. A VARIATION IN THE SIZE (SQUARE FOOTAGE) OF THE BUILDING FOOTPRINT BY 30 PERCENT OR MORE;**
- **C. A VARIATION IN COLOR OR IN USE OF MATERIALS, OR BOTH;**
- **D. A VARIATION IN THE TYPE OF ATTACHED RESIDENTIAL DWELLINGS CONTAINED IN THE STRUCTURE (E.G., VERTICALLY ATTACHED OR HORIZONTALLY STACKED); OR**
- **E. A DISTINCT VARIATION IN BUILDING HEIGHT BY AT LEAST 20 PERCENT AND ROOF FORM.**

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
THE PROPOSED MULTIFAMILY BUILDINGS HAVE BEEN DESIGNED UTILIZING ARCHITECTURAL TECHNIQUES CONSISTENT WITH THE CITY'S CURRENT MULTIFAMILY DESIGN STANDARDS, WHICH PLACE A GREATER EMPHASIS ON BUILDING QUALITY, ARCHITECTURAL DETAILING, MATERIAL TRANSITIONS, AND OVERALL BUILDING CHARACTER THAN THE STANDARDS IN EFFECT WHEN THE PROJECT WAS ORIGINALLY VESTED. WHILE VESTED UNDER THE 2014 ZONING ORDINANCE, THE PROPOSED ARCHITECTURE HAS BEEN DEVELOPED IN A MANNER THAT IS CONSISTENT WITH SECTION 6.8 MULTIFAMILY OF THE CURRENT 2026 ZONING ORDINANCE.
THE PROPOSED BUILDINGS INCORPORATE ARCHITECTURAL VARIATION THROUGH THE USE OF VARIED EXTERIOR MATERIALS AND COLORS, INCLUDING MULTIPLE BRICK TYPES, CAST STONE ACCENTS, AND CONTRASTING BRICK VENEER ELEMENTS. THESE MATERIAL AND COLOR TRANSITIONS PROVIDE VISUAL INTEREST AND ARCHITECTURAL DIVERSITY WHILE MAINTAINING A COHESIVE ARCHITECTURAL IDENTITY THROUGHOUT THE DEVELOPMENT.
STRICT ADHERENCE TO THE 2014 REQUIREMENT WOULD REQUIRE INCORPORATING AN ADDITIONAL VARIATION ATTRIBUTE, SUCH AS CHANGES IN BUILDING HEIGHT, FOOTPRINT, OR ROOF FORM, THAT ARE NOT PRACTICAL OR MEANINGFUL AT THE SCALE OF THIS DEVELOPMENT. THE DESIGN REQUIREMENTS OF THE 2014 ORDINANCE ARE DIFFICULT TO ACHIEVE WITHIN A FOUR-BUILDING, FORTY-UNIT COMMUNITY AND MAY RESULT IN UNNECESSARY ARCHITECTURAL COMPLEXITY WITHOUT ENHANCEMENT TO THE OVERALL DESIGN QUALITY.
THE CITY'S CURRENT MULTIFAMILY STANDARDS RECOGNIZE THAT ARCHITECTURAL VARIETY CAN BE ACHIEVED THROUGH A RANGE OF DESIGN TECHNIQUES THAT ARE APPROPRIATELY CALIBRATED TO A DEVELOPMENT'S SIZE AND BUILDING CONFIGURATION. THE PROPOSED ARCHITECTURE SATISFIES THE INTENT OF PROVIDING DISTINCT AND VISUALLY INTERESTING BUILDING DESIGNS WHILE UTILIZING A DESIGN APPROACH THAT IS MORE CONSISTENT WITH FRANKLIN'S CONTEMPORARY MULTIFAMILY DEVELOPMENT EXPECTATIONS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
THIS REQUEST IS UNIQUE TO A RELATIVELY SMALL MULTIFAMILY DEVELOPMENT CONSISTING OF FOUR RESIDENTIAL BUILDINGS AND FORTY DWELLING UNITS. THE ARCHITECTURAL VARIATION REQUIREMENTS CONTAINED IN THE 2014 ORDINANCE WERE ESTABLISHED PRIOR TO THE CITY'S ADOPTION OF THE MORE REFINED MULTIFAMILY DESIGN STANDARDS FOUND IN THE CURRENT ZONING ORDINANCE. THESE STANDARDS APPLIED TO DEVELOPMENTS WITH SUBSTANTIALLY LARGER BUILDING COUNTS AND UNIT TOTALS.
UNLIKE LARGER MULTIFAMILY COMMUNITIES WHERE MEANINGFUL VARIATION IN BUILDING SIZE, FOOTPRINT, HEIGHT, AND FORM CAN BE INTRODUCED ACROSS NUMEROUS STRUCTURES, THE PROPOSED DEVELOPMENT CONTAINS A LIMITED NUMBER OF BUILDINGS ORGANIZED AROUND A CONSISTENT ARCHITECTURAL THEME. THE SCALE OF THE PROJECT DOES NOT REASONABLY SUPPORT THE DEGREE OF VARIATION REQUIRED BY THE 2014 ORDINANCE WITHOUT CREATING DISPROPORTIONATE DESIGN MODIFICATIONS THAT PROVIDE LITTLE TO NO ADDITIONAL VISUAL BENEFIT.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
ENVISION FRANKLIN ENCOURAGES HIGH-QUALITY ARCHITECTURE, CONTEXT-SENSITIVE DESIGN, AND WELL-PLANNED RESIDENTIAL DEVELOPMENTS THAT CONTRIBUTE POSITIVELY TO THE CHARACTER OF THE COMMUNITY. THE PROPOSED MULTIFAMILY DEVELOPMENT INTRODUCES NEW HOUSING OPPORTUNITIES WHILE INCORPORATING ARCHITECTURAL DETAILING, MATERIAL QUALITY, AND BUILDING ARTICULATION CONSISTENT WITH THE CITY'S CURRENT DESIGN EXPECTATIONS FOR MULTIFAMILY DEVELOPMENT.
THE REQUESTED MODIFICATION DOES NOT ELIMINATE ARCHITECTURAL VARIATION. RATHER, IT ALLOWS THE PROJECT TO ACHIEVE THE INTENT OF THE ORDINANCE THROUGH ARCHITECTURAL TECHNIQUES THAT ARE APPROPRIATE TO THE SCALE AND CHARACTER OF THE DEVELOPMENT. THE PROPOSED BUILDINGS CONTINUE TO PROVIDE VISUAL INTEREST THROUGH THOUGHTFUL MATERIAL SELECTION, FAÇADE ARTICULATION, AND ARCHITECTURAL DETAILING WHILE MAINTAINING A COHESIVE DEVELOPMENT PATTERN.
BY FOLLOWING DESIGN PRINCIPLES CONSISTENT WITH SECTION 6.8 OF THE 2026 ZONING ORDINANCE, THE PROJECT ADVANCES THE GOALS OF ENVISION FRANKLIN BY PROVIDING AN ATTRACTIVE, WELL-DESIGNED RESIDENTIAL COMMUNITY THAT REFLECTS THE CITY'S EVOLVING APPROACH TO MULTIFAMILY ARCHITECTURE WHILE REMAINING VESTED UNDER THE 2014 ORDINANCE.

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

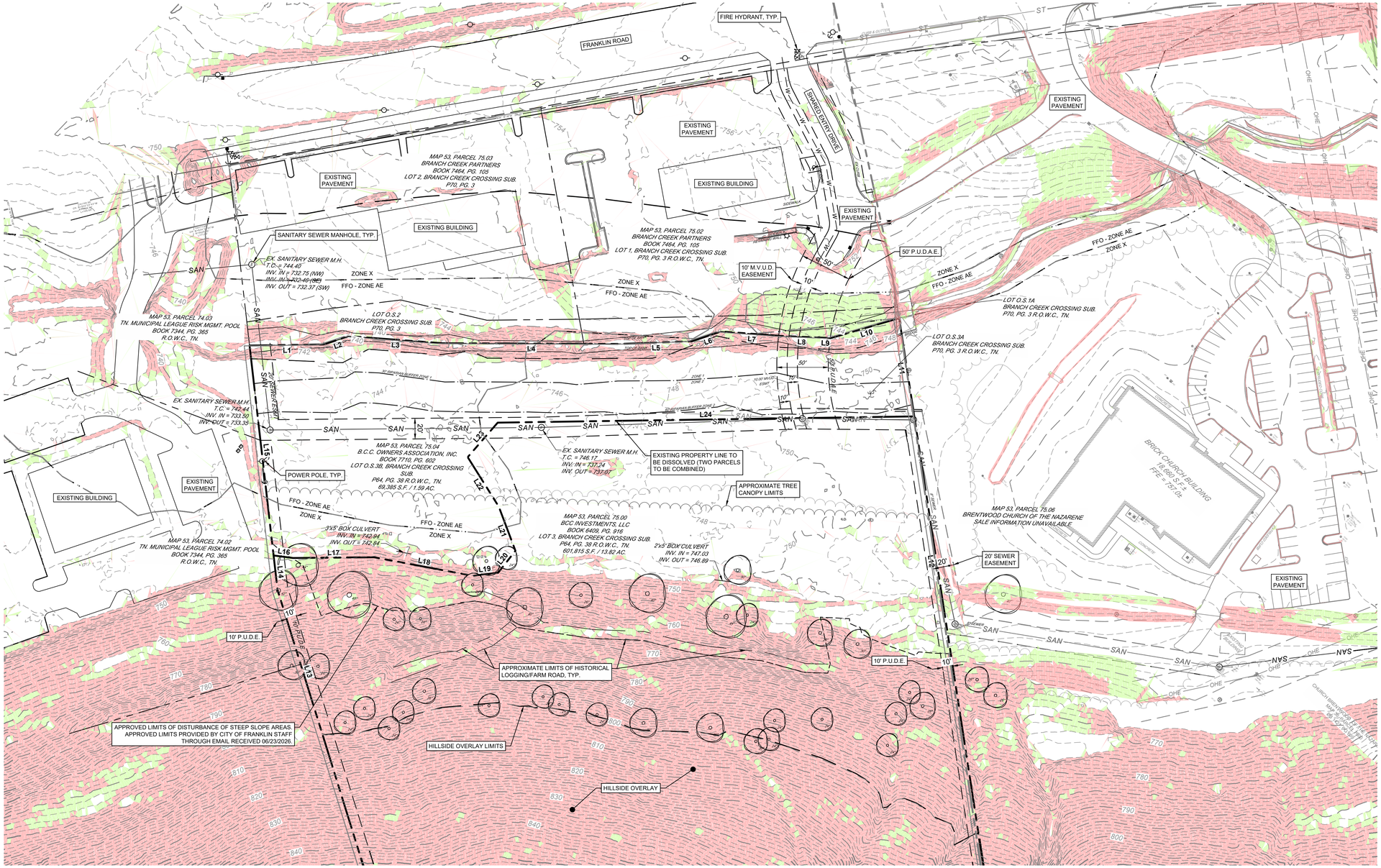
MATTHEW S. WELLS — 115261 — AGRICULTURE — COMMERCIAL — RESIDENTIAL — LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

MODIFICATION OF STANDARDS

SHEET NUMBER
C0.3



SLOPES LEGEND:

- NATURAL SLOPES 14% - 19.99%
- NATURAL SLOPES 20% & GREATER

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- FLOODWAY FRINGE OVERLAY (FFO)
- P.U.D.A.E. — PUBLIC UTILITY, DRAINAGE, AND PRIVATE ACCESS EASEMENT
- M.V.U.D.E. — EXCLUSIVE MALLORY VALLEY UTILITY DISTRICT EASEMENT
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- EXISTING TREELINE

NOTES:

1. **ZONING DISTRICT:** PLANNED DISTRICT (EQUIVALENT TO SD-R/SD-X)
2. **OVERLAY ZONING DISTRICT:** HILLSIDE HILLCREST OVERLAY (HHO DISTRICT) AND FLOODWAY FRINGE OVERLAY (FFO DISTRICT)
3. SURVEY PREPARED BY TWM, DATED 06-12-2026.

FEMA FLOODPLAIN NOTE:

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "FRANKLIN, TENNESSEE" PANEL 205 OF 485, MAP NUMBER 47187C0205F, EFFECTIVE SEPTEMBER 22, 2009.

STORMWATER NARRATIVE:

THE EXISTING SITE CONSISTS OF TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA.

EXISTING SOIL TYPES:

THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

TYPE A = ±1.7 AC. (10.8% OF SITE)
TYPE B = ±9.8 AC. (62.8% OF SITE)
TYPE C = ±2.4 AC. (15.1% OF SITE)
ROCKLAND = ±1.8 AC. (11.3% OF SITE)

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±0.00 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.05

PEAK FLOW RUNOFF:
2 YEAR: 10.12 CFS
5 YEAR: 13.78 CFS
10 YEAR: 15.73 CFS
25 YEAR: 18.05 CFS
50 YEAR: 20.14 CFS
100 YEAR: 22.58 CFS

Parcel Line Table		
Line #	Length	Direction
L1	72.10	S45° 33' 59.91"W
L2	25.83	S28° 16' 06.65"W
L3	91.51	S50° 42' 38.14"W
L4	171.87	S46° 37' 09.25"W
L5	70.12	S44° 15' 21.39"W
L6	29.57	S27° 40' 51.82"W
L7	61.15	S50° 33' 17.77"W
L8	35.54	S48° 45' 50.53"W

Parcel Line Table		
Line #	Length	Direction
L9	10.69	S48° 45' 50.53"W
L10	68.79	S30° 03' 32.41"W
L11	96.63	N52° 21' 05.16"W
L12	1139.98	N52° 21' 05.16"W
L13	933.78	S60° 52' 12.46"E
L14	33.65	S50° 07' 58.00"E
L15	205.39	S50° 07' 58.00"E
L16	19.27	N53° 42' 16.72"E

Parcel Line Table		
Line #	Length	Direction
L17	78.47	N45° 50' 35.11"E
L18	97.46	N57° 02' 30.64"E
L19	24.98	N39° 33' 03.41"E
L20	27.12	N5° 25' 20.73"W
L21	45.84	N64° 15' 00.59"W
L22	56.81	N75° 45' 36.04"W
L23	44.42	N2° 36' 45.51"W
L24	404.75	N45° 32' 11.90"E

COMPREHENSIVE REVIEW AT SITE PLAN:

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

Know what's below. Call before you dig.

DESCRIPTION	DATE	REVISION #

RICHARD V SPECKMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
118979
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 3543
BRENTWOOD, TN 37024-3543
615-656-0527 / M2GROUP-LLC.COM

EXISTING CONDITIONS

DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148
DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB

SHEET NUMBER:
C1.0

26-148 - EXISTING CONDITIONS.DWG | Thursday, August 27, 2026 4:22:45 PM

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KEY:

- PRESERVED TREE CANOPY
- HHO
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE

SITE DATA TABLE

PROJECT NAME:	BRANCH CREEK CROSSING, DEVELOPMENT PLAN REVISION 4
PROJECT #:	9209
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL(S):	MAP 53, 07500, 07502, 07503, 07504, 07505
ACREAGE/SF OF SITE:	19.11 / 832,556 SF
VESTING:	SEPTEMBER, 2014
BASE ZONING:	PD (SD-X, 96,536)
PROPOSED ZONING:	PD (2.09/40,536)
OVERLAY ZONING:	HHO, HHO BUFFER
CHARACTER AREA OVERLAY:	BCCO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
BUILDING TYPES APPLIED:	MULTIFAMILY/COMMERCIAL (EXISTING)
FRONTAGE TYPES APPLIED:	URBAN FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS—	
FRONT YARD:	15'
SIDE YARD:	5'
REAR YARD:	0'
DWELLING UNIT COUNT:	40 UNITS
TWO BEDROOM:	16 UNITS
THREE BEDROOM:	24 UNITS
COMMERCIAL SF:	40,536 SF (EXISTING)
BUILDING HEIGHT:	3 STORY
MINIMUM LSA:	20%
OPEN SPACE SF REQUIRED:	3%
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	12.62
PARKING REQUIRED:	112
16 TWO BDRM X 2.5 =	40
24 THREE BDRM X 3 =	72
PARKING PROVIDED:	106

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT:
FORMAL = 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	RESIDENTIAL AMENITY	19,937

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	9,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,829 SF (3%)

RESIDENTIAL AMENITY: RESIDENT GATHERING AREA TO INCLUDE PEDESTRIAN SCALED LIGHTING, SEATING AND OTHER FURNISHINGS, TRAIL HEAD FOR WALKING TRAIL

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2.
THESE LOTS ARE EXISTING.

PARKING CHART

TOTAL PARKING REQUIRED:	229 SPACES
TOTAL PARKING PROVIDED:	226 SPACES
MAXIMUM PARKING = 120% OF REQUIRED	275 SPACES
LOT 1 AND LOT 2 :	
PARKING RATIO FOR TRADITIONAL OFFICE:	2.85 SPACES/1,000SF
TOTAL SF:	40,536 SF
TOTAL PARKING REQUIRED:	116 SPACES
TOTAL PARKING PROVIDED:	120 SPACES 17 PERVIOUS 103 IMPERVIOUS
LOT 3:	
PARKING RATIO FOR ATTACHED RESIDENTIAL PER CURRENT VESTING REQUIREMENTS:	2BR: 2.50 3+ BR: 3.0
UNITS:	40 UNITS 16 TWO BEDROOM 24 THREE BEDROOM
TOTAL PARKING REQUIRED:	112 SPACES
TOTAL PARKING PROVIDED:	106 SPACES 49 PERVIOUS 57 IMPERVIOUS

MOS TO ALLOW CALCULATION BASED ON CURRENT ZONING ORDINANCE

LOT 3:	
PARKING RATIO FOR MULTIFAMILY RESIDENTIAL PER CURRENT ZONING ORDINANCE:	2+ BR: 2.25
UNITS:	40 UNITS 15 TWO BEDROOM 25 THREE BEDROOM
TOTAL PARKING REQUIRED:	90 SPACES
TOTAL PARKING PROVIDED:	106 SPACES

DEVELOPMENT SUMMARY

REVISION 4:
- **REMOVAL OF PREVIOUSLY PROPOSED OFFICE BUILDING**
- **LOT 3 LAYOUT CHANGE INCLUDES FOUR MULTIFAMILY BUILDINGS WITH 10 UNITS EACH.**
- **LOT 3 PARKING LOT HAS AN EMERGENCY ACCESS CONNECTION TO PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 3:
- **REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.**
- **LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).**
- **LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT (LOT 3)**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

BUILDING CODE DATA CHART:

CONSTRUCTION TYPE: VA CONSTRUCTION, 13R SPRINKLER SYSTEM
BUILDING HEIGHT: 3 STORIES, OVER 30'
OCCUPANCY CLASSIFICATION: R-2

STATEMENT OF IMPACTS:

THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHEAST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN IDENTIFIES MULTIFAMILY RESIDENTIAL AS AN APPROPRIATE USE WITHIN THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT. THE PROPOSED DEVELOPMENT PLAN REVISION FOR LOT 3 IS CONSISTENT WITH THE VISION AND RECOMMENDATIONS FOR THE AREA BY PROVIDING A COMPACT RESIDENTIAL DEVELOPMENT PATTERN THAT SUPPORTS WALKABILITY, CONNECTIVITY, AND COMPATIBILITY WITH ADJACENT USES.

THE PROPOSED BUILDING AND PARKING LAYOUT EMPHASIZES PEDESTRIAN-ORIENTED DESIGN BY LIMITING PARKING ALONG BUILDING FRONTAGES TO PARALLEL PARKING AND LOCATING THE MAJORITY OF PARKING TO THE REAR OF THE BUILDINGS. A CONNECTED SIDEWALK NETWORK IS PROVIDED THROUGHOUT THE SITE AND LINKS THE PROPOSED RESIDENTIAL BUILDINGS TO THE ADJACENT EXISTING OFFICE DEVELOPMENT, IMPROVING CONNECTIVITY BETWEEN USES AND SUPPORTING A WALKABLE ENVIRONMENT.

THE PROPOSAL ADVANCES THE GUIDING PRINCIPLES OF ENVISION FRANKLIN BY PROMOTING A CONNECTED DEVELOPMENT PATTERN, ENCOURAGING PEDESTRIAN MOVEMENT, AND INTEGRATING COMPLEMENTARY RESIDENTIAL AND OFFICE USES IN A MANNER CONSISTENT WITH THE NEIGHBORHOOD MIXED USE DESIGN CONCEPT.

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
BUILDING IS EXISTING.

LOT 2 - COMMERCIAL
BUILDING IS EXISTING.

LOT 3 - MULTIFAMILY

PARKLAND DEDICATION:

40 UNITS X $5,408 = $216,320

$216,320 DUE AT THE FIRST BUILDING PERMIT

PROPOSED BUILDING TYPE:	MULTIFAMILY
PROPOSED FRONTAGE TYPE:	URBAN

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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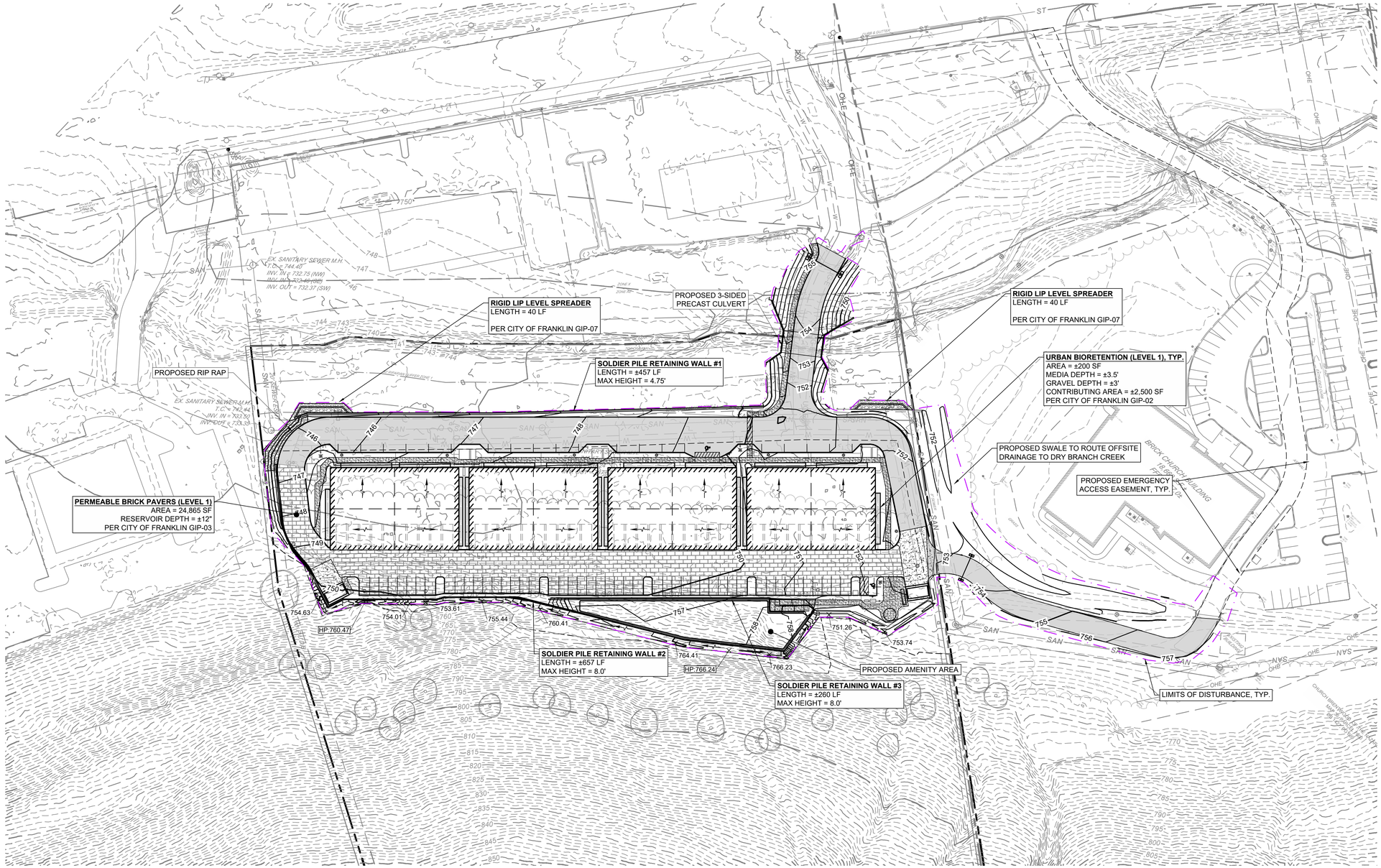

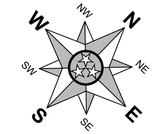

50' 0 50' 100'

GRAPHIC SCALE

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM SEWER
- PROPOSED PAVER UNDERDRAIN
- UG-E — PROPOSED UNDERGROUND ELECTRIC
- OH-E — PROPOSED OVERHEAD ELECTRIC
- LIMITS OF DISTURBANCE = ±3.69 AC
- FLOODWAY FRINGE OVERLAY (FFO)
- EXISTING TREE TO REMAIN
- PROPOSED PERMEABLE BRICK PAVERS
- PROPOSED HEAVY-DUTY CONCRETE
- PROPOSED LIGHT-DUTY CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIP RAP

NOTES:

1. ENGINEER OF RECORD IS PROCEEDING WITH A LOMA HYDRAULIC ANALYSIS AS PART OF THIS APPLICATION TO MODIFY THE EXISTING FLOODPLAIN LIMITS TO ACCURATELY REFLECT ACTUAL WATER SURFACE ELEVATIONS AND PROPOSE MODIFICATIONS TO FLOODPLAIN LIMITS. LOMA WILL BE FINALIZED AND APPROVED BY CITY OF FRANKLIN AND FEMA DURING SITE PLAN PROCESS.
2. THIS PROJECT IS VESTED UNDER THE CITY OF FRANKLIN ZONING ORDINANCE, EFFECTIVE DATE 07-01-2008, LAST AMENDED 9-29-2014.

STORMWATER NARRATIVE:

PRIOR TO THE PROPOSED DEVELOPMENT, THE SITE CONSISTED OF EXISTING TOPOGRAPHY WITH NATURAL SLOPES THAT CONVEYED STORMWATER RUNOFF TOWARD THE EXISTING BRANCH CREEK. SURFACE RUNOFF GENERALLY FOLLOWED THE EXISTING DRAINAGE PATTERNS, FLOWING OVERLAND ACROSS THE SITE AND DISCHARGING INTO THE CREEK, WHICH SERVES AS THE PRIMARY RECEIVING WATERBODY FOR THE AREA. THE PROPOSED DEVELOPMENT WILL MODIFY THESE DRAINAGE CHARACTERISTICS AND INCORPORATE STORMWATER MANAGEMENT MEASURES, INCLUDING A PERMEABLE PAVER SYSTEM WITH UNDERDRAINS, LEVEL SPREADERS, AND BYPASS SWALES. THESE PRACTICES ARE DESIGNED TO PROMOTE INFILTRATION WHERE FEASIBLE, PROVIDE CONTROLLED STORMWATER CONVEYANCE, REDUCE RUNOFF VELOCITIES, AND MINIMIZE EROSION WHILE MAINTAINING ADEQUATE DRAINAGE THROUGHOUT THE SITE.

GRADING & DRAINAGE DATA CHART:

SITE AREA: ±15.66 AC.

IMPERVIOUS AREA: ±1.93 AC.

DISTURBED AREA: ±3.69 AC.

Rv VALUE: 0.16

PEAK FLOW RUNOFF*:
- 2 YEAR: 10.12 CFS
- 5 YEAR: 13.78 CFS
- 10 YEAR: 15.73 CFS
- 25 YEAR: 18.05 CFS
- 50 YEAR: 20.14 CFS
- 100 YEAR: 22.58 CFS

*POST-DEVELOPMENT FLOWS SHALL NOT EXCEED PRE-DEVELOPMENT FLOWS. FINAL POST-DEVELOPMENT HYDROLOGY CALCULATIONS TO BE PROVIDED WITH SITE PLAN.

STATEMENT OF IMPACTS:

THE PROPOSED STORMWATER MANAGEMENT SYSTEM AND WATER QUALITY TREATMENTS WILL IMPROVE STORMWATER QUALITY LEAVING THE SITE BY IMPLEMENTING THE PROPOSED FEATURES SHOWN HEREON AND REMOVING THE MAJORITY OF SUSPENDED SOLIDS CURRENTLY FOUND IN THE EXISTING RUNOFF. THE ESTIMATED PROPOSED IMPERVIOUS AREA IS **±1.93 AC** AND HAS BEEN INCLUDED IN THE PRELIMINARY STORMWATER CALCULATIONS. THE SITE HAS BEEN ANALYZED FOR THE PRE-POST STORMWATER RUNOFF CONDITION AND WILL MEET OR EXCEED THE REQUIREMENT WITH THE PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS SHOWN HEREON.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V SPECKMAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 118979 — 09-03-2026

DEVELOPMENT PLAN FOR:
DRY BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 3543
BRENTWOOD, TN 37024-3543
615-656-0057 / M2GROUP-LLC.COM

GRADING & DRAINAGE PLAN

DATE :	SEPTEMBER 3, 2026	DRAWN BY :	JPN / RLE
PROJECT NO. :	26-148	CHECKED BY :	RVS / MWB

SHEET NUMBER:
C3.0

26-148 - GRADING & DRAINAGE.DWG - Thursday, August 27, 2026 4:56:55 PM
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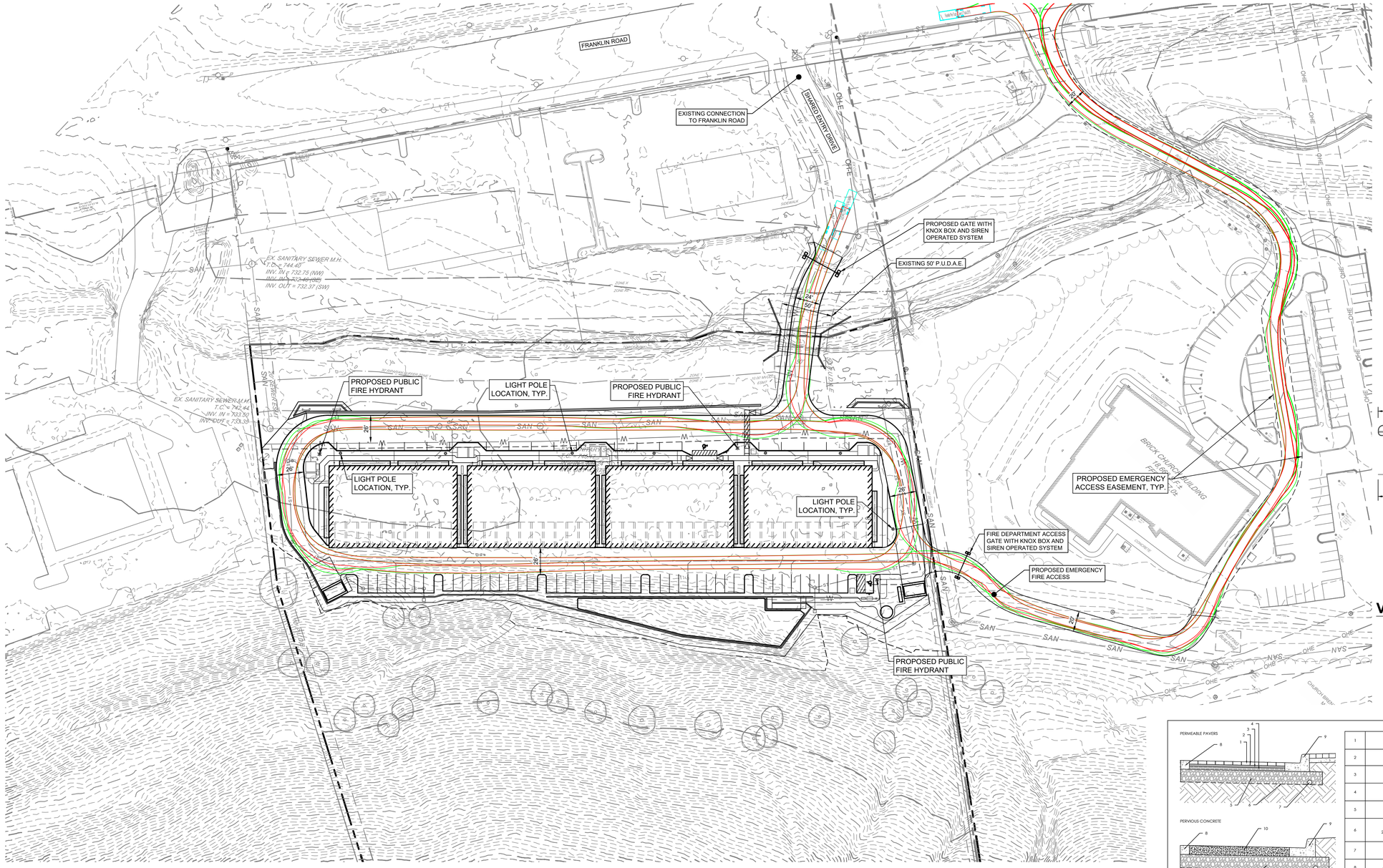
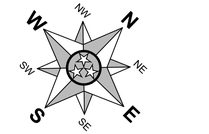




50' 0 50' 100'

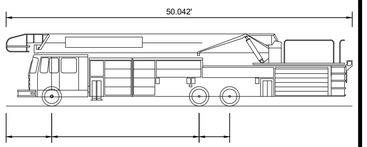
GRAPHIC SCALE

STATEMENT OF IMPACT:

THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING DRIVES VIA THE EXISTING PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT (P.U.D.A.E.), PER PLAT BOOK P64 PAGE 38, DESIGNED TO PROVIDE ACCESS FOR THIS PROPETY TO FRANKLIN ROAD. THEREFORE, NOT REQUIRING ADDITIONAL CONNECTIONS TO FRANKLIN ROAD BY THE VEHICULAR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT PLAN. EMERGENCY ACCESS EASEMENT ACROSS ADJACENT PARCEL TO NORTH WILL BE PROVIDED TO COMPLY WITH SECONDARY ACCESS.

NOTES:

STREET LIGHTS SHALL HAVE A L.E.D. LIGHT SOURCE.

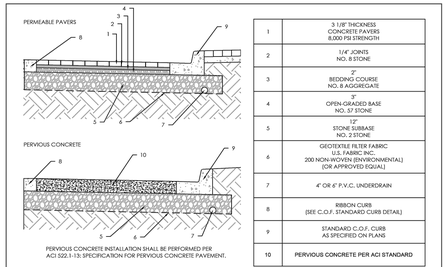


FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015

OVERALL LENGTH	50.042FT
OVERALL WIDTH	8.333FT
OVERALL BODY HEIGHT	10.432FT
MIN. BODY GROUND CLEARANCE	0.862FT
TRACK WIDTH	8.00FT
LOCK-TO-LOCK TIME	6.00S
WALL TO WALL TURNING RADIUS	42.000FT

VEHICLE MOVEMENT APPARATUS

N.T.S.



1	3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH
2	1/4" JOINTS NO. 8 STONE
3	2" BEDDING COURSE NO. 8 AGGREGATE
4	8" OPEN-GRADED BASE NO. 57 STONE
5	12" STONE SUBBASE NO. 2 STONE
6	GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL)
7	4" OR 6" P.V.C. UNDERDRAIN
8	RIBBON CURB (SEE C.O.F. STANDARD CURB DETAIL)
9	STANDARD C.O.F. CURB AS SPECIFIED ON PLANS
10	PERVIOUS CONCRETE PER ACI STANDARD

1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (3 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LATER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

TITLE: PERVIOUS PAVERS	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.: GIP-03	DIRECTOR OF ENGINEERING	DATE: 7/22/19
EFFECTIVE DATE: 07/22/2019	STORMWATER COORDINATOR	DATE: 7/22/19

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN LICENSED ENGINEER 118579 STATE OF TENNESSEE
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 25423
BRENTWOOD, TN 37024-2543
615-656-0057 | M2GROUP-LLC.COM

ROW & ACCESS PLAN - FIRE

DATE:	SEPTEMBER 3, 2026	DRAWN BY:	JPN / RLE
PROJECT NO.:	26-148	CHECKED BY:	RVS / MWB

SHEET NUMBER:
C4.0

26-148 - ROW & ACCESS PLAN DWG | Thursday, August 27, 2026 4:29:02 PM

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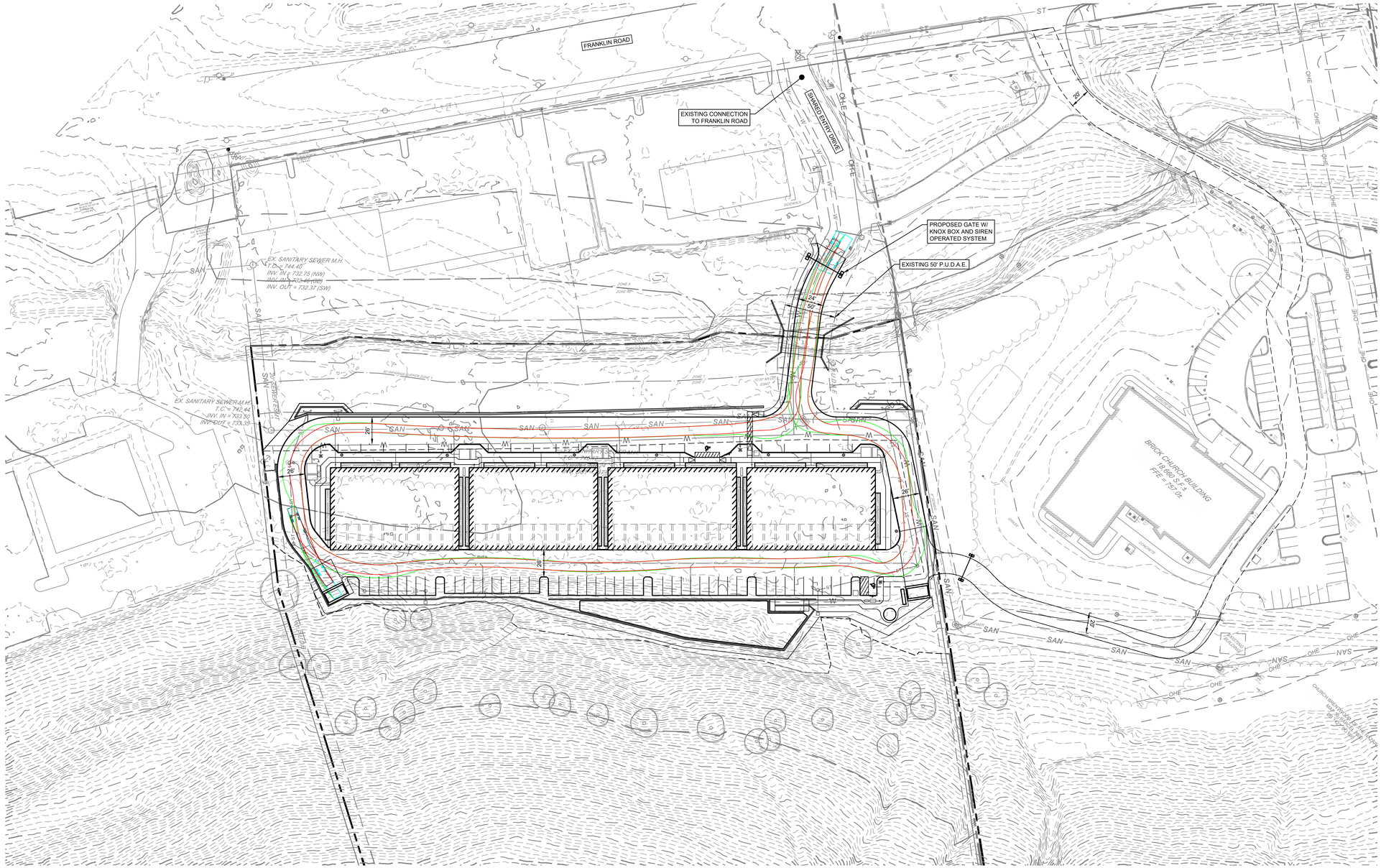
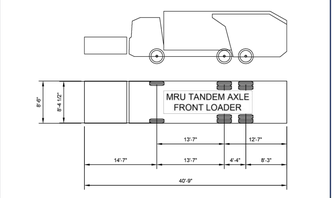


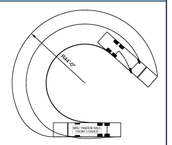
STATEMENT OF IMPACT:

THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING DRIVES VIA THE EXISTING PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT (P.U.D.A.E.), PER PLAT BOOK P64 PAGE 38, DESIGNED TO PROVIDE ACCESS FOR THIS PROPETY TO FRANKLIN ROAD. THEREFORE, NOT REQUIRING ADDITIONAL CONNECTIONS TO FRANKLIN ROAD BY THE VEHICULAR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT PLAN. EMERGENCY ACCESS EASEMENT ACROSS ADJACENT PARCEL TO NORTH WILL BE PROVIDED TO COMPLY WITH SECONDARY ACCESS.



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



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

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN REGISTERED ENGINEER STATE OF TENNESSEE 118979

09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-542-0527 / ACCOUNTS@M2GROUPLLC.COM

ROW & ACCESS PLAN - SOLID WASTE

DATE :	SEPTEMBER 3, 2026
PROJECT NO. :	26-148
DRAWN BY :	JPN / RLE
CHECKED BY :	RVS / MWB

SHEET NUMBER:
C4.1

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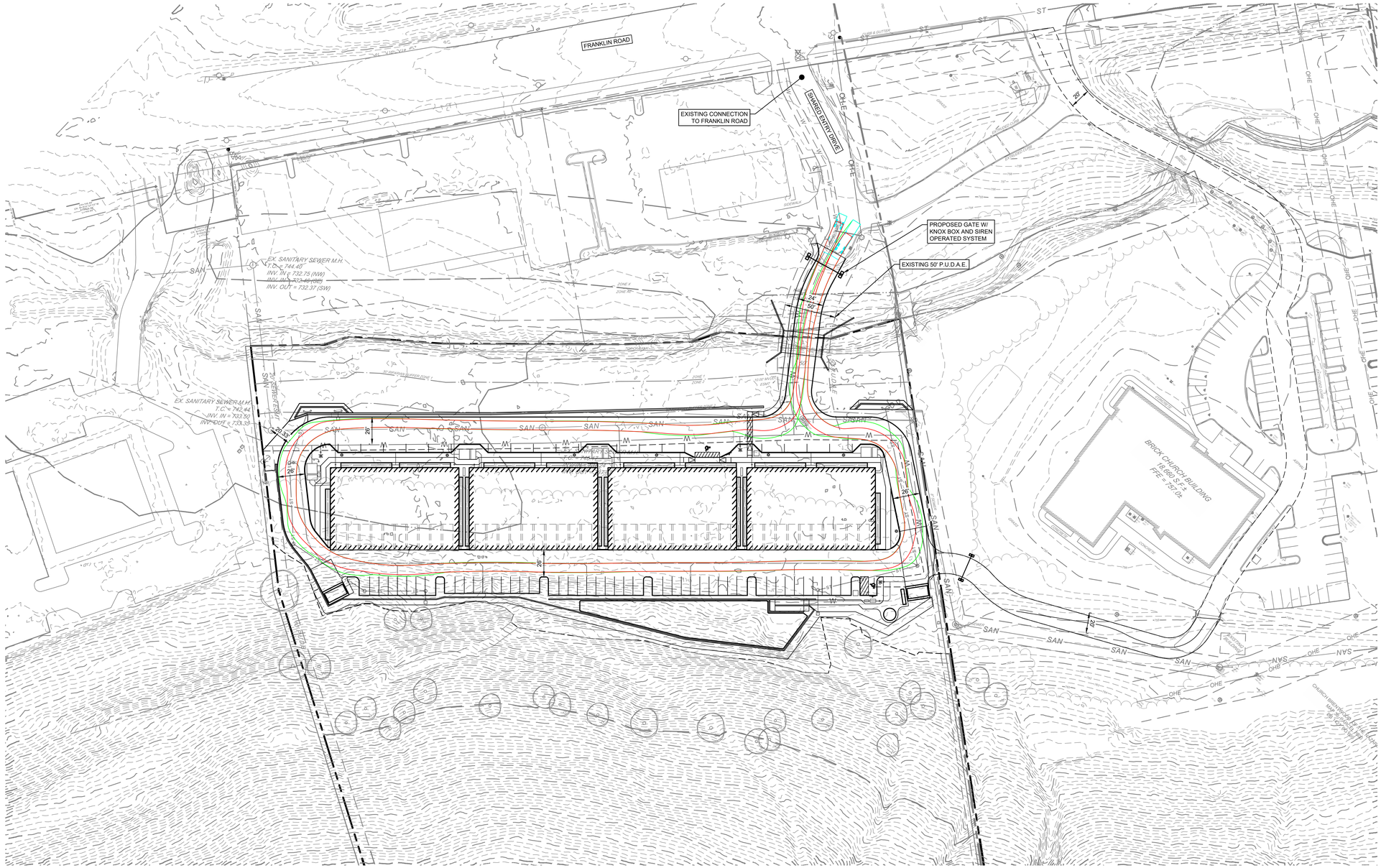
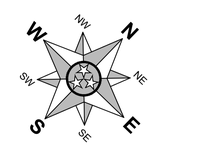
26-148 - ROW & ACCESS PLAN.DWG | Thursday, August 27, 2026 4:23:15 PM



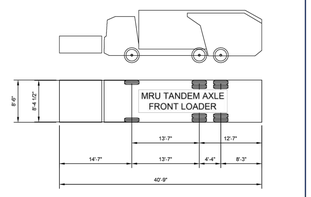


50' 0 50' 100'

GRAPHIC SCALE

STATEMENT OF IMPACT:

THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING DRIVES VIA THE EXISTING PUBLIC UTILITY, DRAINAGE, & PRIVATE ACCESS EASEMENT (P.U.D.A.E.), PER PLAT BOOK P64 PAGE 38, DESIGNED TO PROVIDE ACCESS FOR THIS PROPETY TO FRANKLIN ROAD. THEREFORE, NOT REQUIRING ADDITIONAL CONNECTIONS TO FRANKLIN ROAD BY THE VEHICULAR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT PLAN. EMERGENCY ACCESS EASEMENT ACROSS ADJACENT PARCEL TO NORTH WILL BE PROVIDED TO COMPLY WITH SECONDARY ACCESS.



APPARATUS AND TURNING INFORMATION

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2. FRONT TRACK WIDTH = 8.375 FT
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4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
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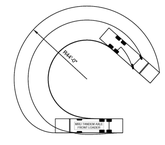

SOLID WASTE APPARATUS TURNING TEMPLATE				DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: RJP	DATE: 9/21/2023		SD-8
NOT TO SCALE				

NOTE: SOLID WASTE APPARATUS TURNING TEMPLATE WAS USED FOR VACUUM TRUCK PER CITY OF FRANKLIN.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V. SPECKMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 118979 — 09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0227 / M2GROUP.LLC.COM

ROW & ACCESS PLAN - VACUUM

DATE:	SEPTEMBER 3, 2026	DRAWN BY:	JPN / RLE
PROJECT NO.:	26-148	CHECKED BY:	RVS / MWB

SHEET NUMBER:
C4.2

26-148 - ROW & ACCESS PLAN.DWG | Thursday, August 27, 2026 4:23:18 PM

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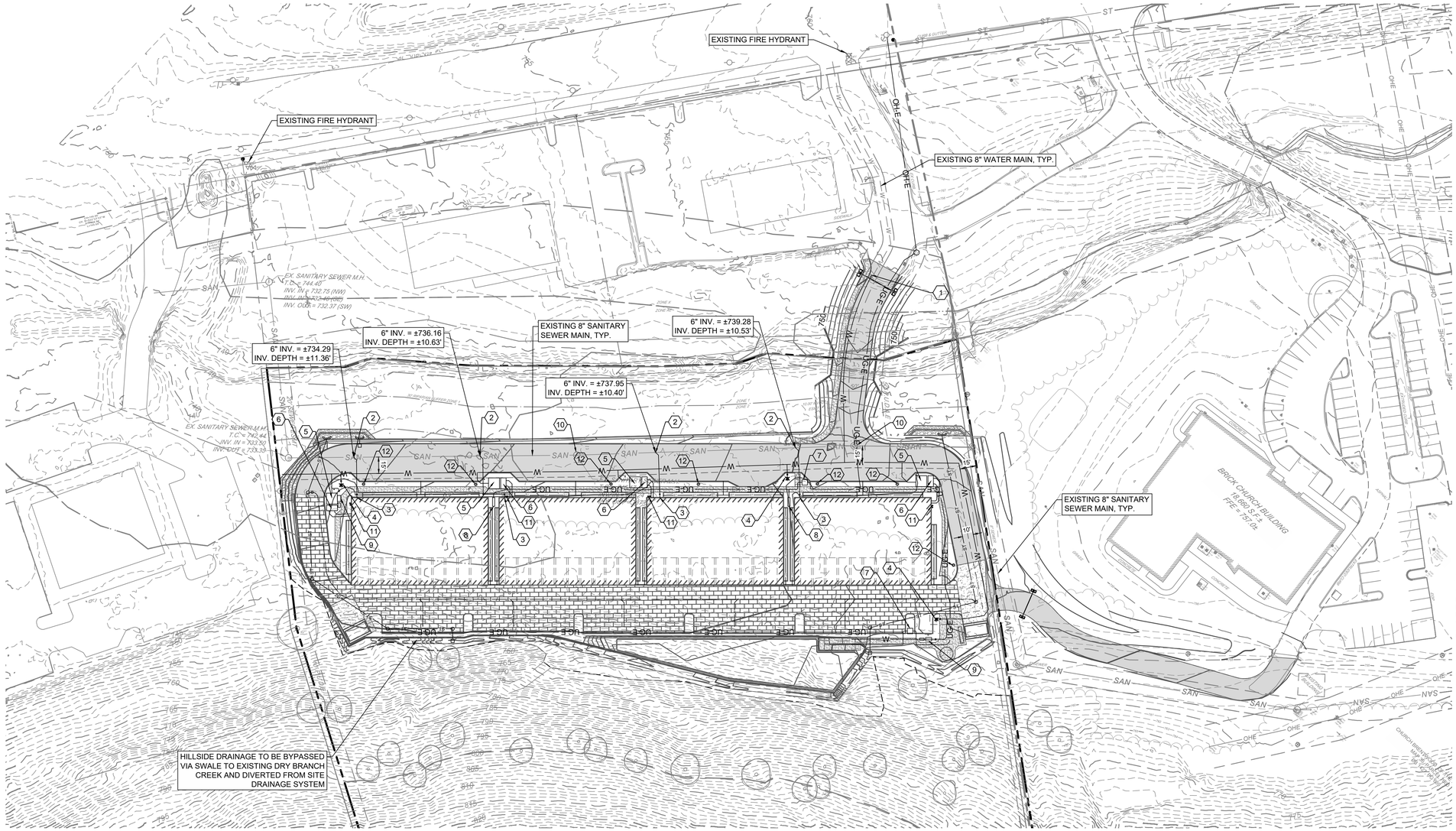


Know what's below. Call before you dig.

GRAPHIC SCALE

CODED NOTES:

1. CONNECT TO EXISTING WATER STUB, FINAL DESIGN BY MVUD.
2. 6" SANITARY PVC CONNECTION TO EXISTING 8" SANITARY MAIN.
3. 6" SANITARY PVC LATERAL STUB FOR BUILDING CONNECTION
4. 6" D.I.P. SERVICE LINE, VALVE, AND HYDRANT ASSEMBLY, FINAL DESIGN BY MVUD.
5. 4" FIRE SERVICE METER ASSEMBLY WITH 2" DOMESTIC SERVICE METER ASSEMBLY, TO BE INSTALLED PER MVUD DETAIL TSW-002C & ALL OTHER APPLICABLE MVUD SPECIFICATIONS.
6. PROPOSED ABOVE GROUND IRRIGATION AND FIRE BACKFLOW PREVENTERS TO BE INSTALLED PER MVUD SPECIFICATIONS.
7. ELECTRICAL TRANSFORMER. FINAL DESIGN AND LOCATION TO BE COORDINATED WITH MTE.
8. ELECTRIC METER BANK. FINAL DESIGN AND LOCATION TO BE COORDINATED WITH MTE.
9. PRECAST METER VAULT WITH HATCH FOR 1-1/2" IRRIGATION METER, TO BE INSTALLED PER MVUD DETAIL TSW-003E & ALL OTHER APPLICABLE MVUD SPECIFICATIONS.
10. ADJUST EXISTING SANITARY SEWER CASTING TO MATCH PROPOSED GRADE. RANGE OF EXISTING SANITARY SEWER DEPTHS AFTER ADJUSTMENT IS 4' TO 12'.
11. FIRE DEPARTMENT CONNECTION (FDC)
12. LIGHT POLE LOCATION

STATEMENT OF IMPACTS:

THE PROPOSED IMPROVEMENTS INCLUDE A CONNECTION TO AN EXISTING WATER MAIN STUB LOCATED WITHIN THE EXISTING DRIVE AISLE ON THE ADJACENT PROPERTY TO THE NORTHWEST. THE PROPOSED SANITARY SEWER DESIGN PROVIDES FOUR (4) SERVICE LINES TO THE PROPOSED BUILDING, WHICH WILL CONNECT TO THE EXISTING SANITARY SEWER TRUNK LINE LOCATED ON-SITE. STORMWATER QUALITY AND QUANTITY WILL BE MANAGED THROUGH THE USE OF URBAN BIORETENTION FACILITIES AND PERMEABLE BRICK PAVERS TO TREAT AND ATTENUATE RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES.

WATER & SEWER GENERAL 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.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL.
9. THE SITE UTILITY CONTRACTOR IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.
10. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. https://franklin.idtplans.com/secure/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

WATER & SEWER DATA CHART:

PROPOSED STRUCTURES: FOUR (4) MULTIFAMILY BUILDINGS, 3-STORIES, ±30,000 SF, 10 UNITS EACH

"BUILDING TYPE" = 10 UNITS X 350 GPD/UNIT = 3,500 GPD

PROPOSED UNITS: 40 UNITS AT 350 GPD/UNIT = 14,000 GPD

UTILITY CONTACTS:

SANITARY SEWER
COF WATER MANAGEMENT INSPECTIONS
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: UTILITY INSPECTOR
615-794-4554

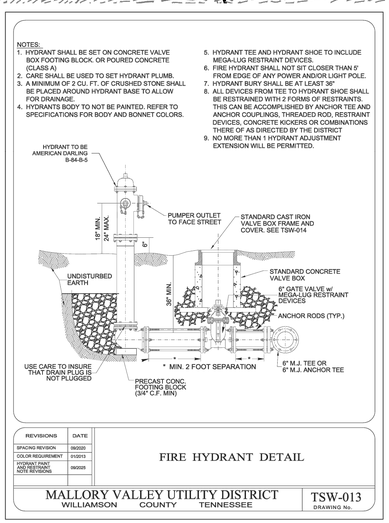
ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: DALE HOOD
615-595-4693

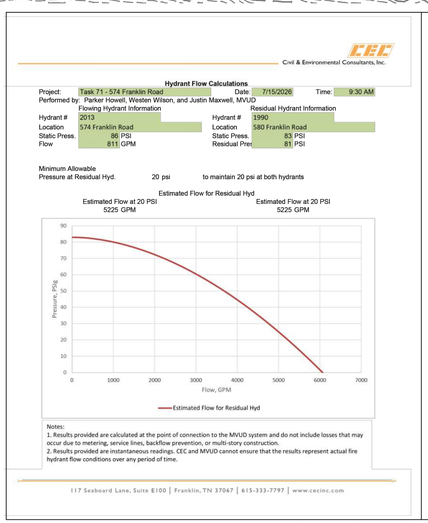
GAS SERVICE
PIEDMONT GAS COMPANY
83 CENTURY BLVD
NASHVILLE, TN 37214
CONTACT: CRAIG OWEN
615-794-2595

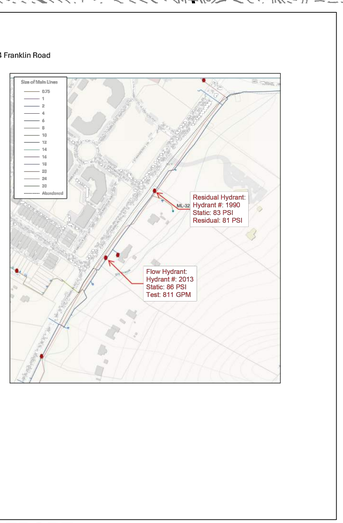
COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: LOGAN EAKES
615-595-7912

WATER SERVICE
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
CONTACT: UTILITY INSPECTOR
615-794-4554

CABLE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: 615-595-4693







HYDRANT FLOW TEST REPORT

LEGEND:

- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM SEWER
- UG-E — PROPOSED UNDERGROUND ELECTRIC
- OH-E — PROPOSED OVERHEAD ELECTRIC
- EXISTING TREE TO REMAIN

WATER PROVIDER NOTE:

1. PUBLIC WATER TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD).
2. ALL FIRE HYDRANTS TO BE PUBLIC

COMPREHENSIVE REVIEW AT SITE PLAN:

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

REVISION #	DATE	DESCRIPTION

RICHARD V SPECKMAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 118979 — 09-03-2026

DEVELOPMENT PLAN FOR:
DRY BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 | M2GROUP-LLC.COM

UTILITY PLAN

DATE:	PROJECT NO.:	SHEET NUMBER:
SEPTEMBER 3, 2026	26-148	C5.0

DRAWN BY: JPN / RLE
CHECKED BY: RVS / MWB

26-148 - UTILITY PLAN.DWG | Thursday, August 27, 2026 4:23:29 PM

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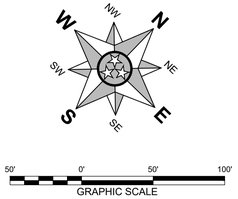
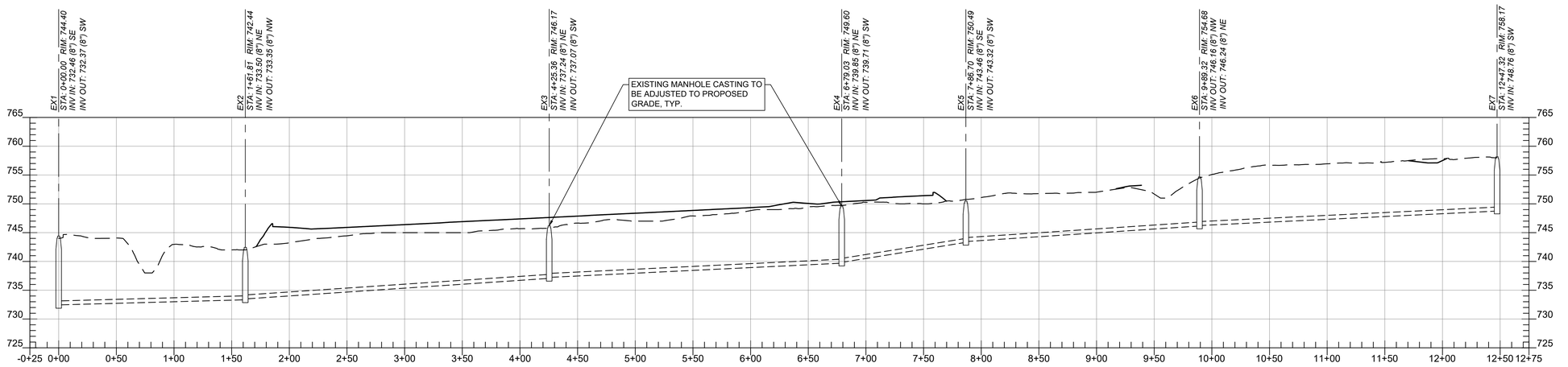


50' 0' 50' 100'

GRAPHIC SCALE

PIPE TABLE		
NAME	MIN. COVER	MAX. COVER
EX2-EX1	4.40	11.51
EX3-EX2	8.26	12.00
EX4-EX3	9.70	10.28
EX5-EX4	7.01	9.82
EX6-EX5	6.74	7.06
EX7-EX6	8.17	8.83



EXISTING SANITARY SEWER PROFILE

SCALE H:1"=50'; V:1"=10'

Know what's below.
Call before you dig.

REVISION #	DATE	DESCRIPTION

RICHARD V SPECKMAN
REGISTERED ENGINEER
STATE OF TENNESSEE
118979
09-03-2026

DEVELOPMENT PLAN FOR:
BRANCH CREEK
C.O.F. #9209
FRANKLIN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 3543
BRENTWOOD, TN 37024-3543
615-656-0057 | M2GROUPLLC.COM

EXISTING SANITARY SEWER PLAN & PROFILE

DATE :	SEPTEMBER 3, 2026	DRAWN BY :	JPN / RLE
PROJECT NO. :	26-148	CHECKED BY :	RVS / MWB

C5.1

26-148 - EXISTING SANITARY SEWER PLAN.DWG | Thursday, August 27, 2026 4:23:44 PM

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KEY:

- SPECIMEN TREE
- REMOVED SPECIMEN TREE
- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE CANOPY PROTECTION FENCE
- HHO
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Health	Status	Tree Number	Tree Size	Health	Status
1	40"		REMOVED	101	38"	Poor	
2	26"			102	24"	Poor	
3	26"			103	36"	Fair	
4	28"			104	48"	Fair	
5	24"			105	36"	Fair	
6	24"			106	28"	Fair	
7	30"			107	38"	Fair	
8	28"			108	32"	Fair	
9	24	Dead	REMOVED	109	48"	Poor	
10	44	Poor	REMOVED	110	36"	Poor	
11	30	Fair	REMOVED	111	30"	Fair	
12	50	Good	REMOVED	112	24"	Fair	
13	26		REMOVED	113	32"	Fair	
14	24	Dead	REMOVED	114	26	Poor	REMOVED
15	30	Good	REMOVED	115	48	Good	REMOVED
16	40		REMOVED	116	28"	Good	
17	24		REMOVED				
18	24"						
19	24"						
20	48		REMOVED				
21	44		REMOVED				
22	42"						
23	30"						
24	26"						
25	24"						
26	24"						
27	24"						
28	24"						
29	26"						
30	24"						
31	24"						
32	24"						
33	24"						
34	30"						
35	30"						
36	30"						
37	24"						
38	24"						
39	24"						
40	24"						

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	760	-	-760 IN
TOTAL REPLACEMENT			-755 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

TREE CANOPY DATA

EXISTING TREE CANOPY: 628,067 SF (75% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%, 84,789 SF (1.95 AC)

PROVIDED TREE CANOPY PRESERVATION: 549,345 SF (87% OF TOTAL CANOPY)

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW SHANE WALDRON — 3726 — AGRICULTURE — TENNESSEE — COMMERCE — LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

OVERALL TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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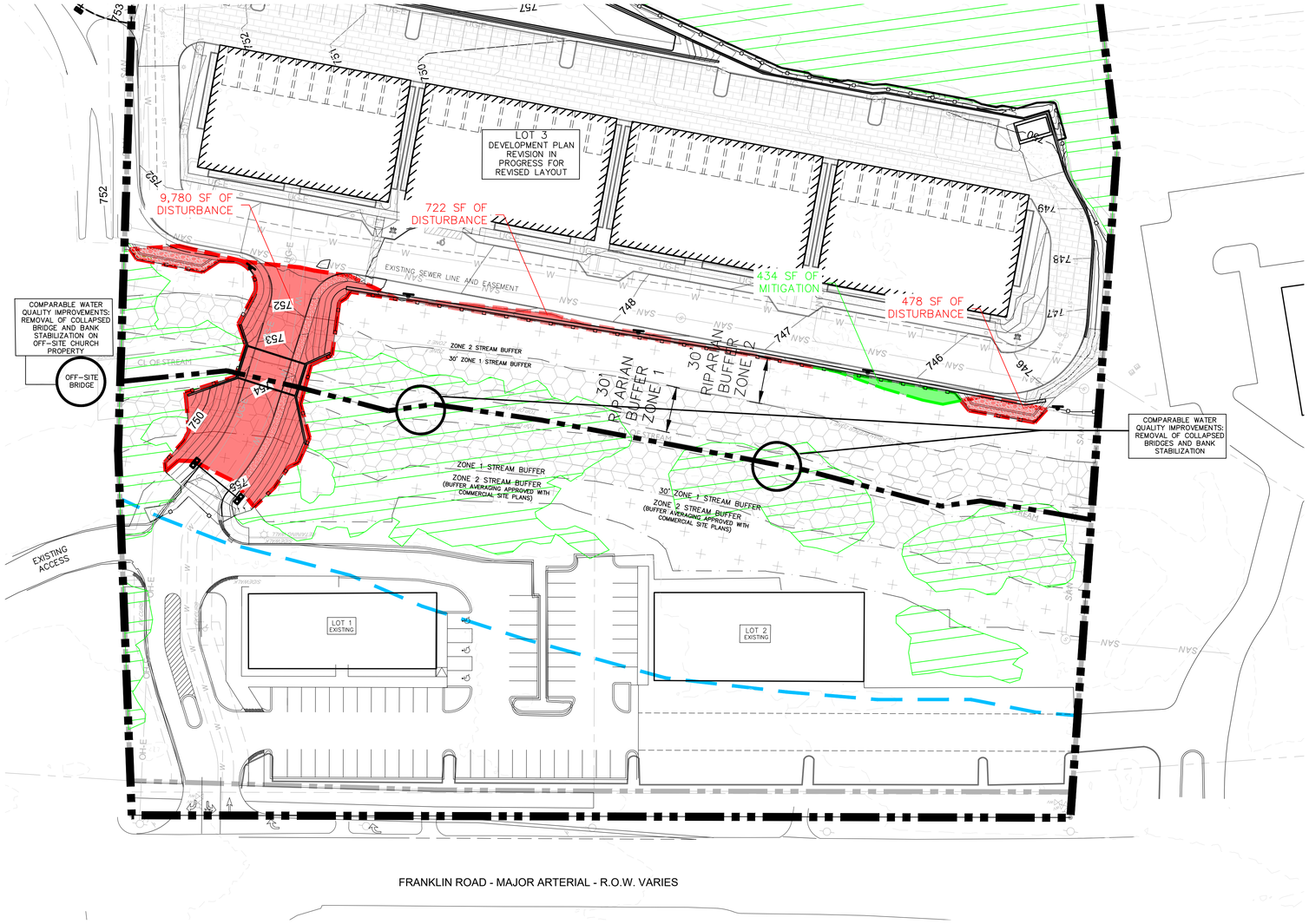

KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT
  10,980 SF
- AREAS OF NEW RIPARIAN BUFFER
  434 SF
- BUFFER SIGNAGE
  150' SPACING

STREAM BUFFER REDUCTION REQUEST

THE APPLICANT REQUESTS THE BUFFER REDUCTION SHOWN IN ORDER TO ACCOMMODATE THE LOT 3 LAYOUT SHOWN. THIS LAYOUT PROVIDES FULL VEHICULAR CIRCULATION AROUND THE RESIDENTIAL BUILDINGS FOR IMPROVED ACCESS AND SAFETY. IN ORDER TO ACCOMPLISH THIS, RETAINING WALLS ARE REQUIRED IN BOTH THE FRONT AND REAR OF THE PROPERTY. DUE TO THE LOCATION OF THE EXISTING SANITARY SEWER LINE, THE SITE IS PUSHED DOWN TO ALLOW THE SANITARY SEWER LINE TO BE IN LOCATED IN THE PROPOSED DRIVE LANE. THIS LOCATION ALSO PROVIDES FOR THE SHORTEST RETAINING WALLS.

IF THE BUFFER REDUCTIONS IS GRANTED, THE APPLICANT IS PROPOSING THE CREATION OF ZONE 2 BUFFER WHERE POSSIBLE. SINCE THE EXISTING SANITARY SEWER LINE AND EASEMENT PROHIBIT FURTHER EXPANSION OF THE ZONE 2 BUFFER, THE APPLICANT IS PROPOSING ADDITIONAL, COMPARABLE WATER QUALITY IMPROVEMENTS IN THE FORM OF BRIDGE REMOVAL AND STREAM BANK STABILIZATION IN THE REMOVAL AREA.

ALSO, THE APPLICANT WILL PURCHASE THE REQUIRED STREAM BUFFER SIGNS AND INSTALL THE SIGNS AT 150' ON-CENTER.

TYPICAL STREAM BUFFER ENHANCEMENTS SHALL ALSO OCCUR AS SHOWN ON SHEET L2.1 AND BE DEFINED FURTHER AT SITE PLAN.

COMPARABLE WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF COLLAPSED BRIDGES AND DEBRIS
- STABILIZATION OF BANK / LIVE STAKING WHERE APPLICABLE

THE APPLICANT SHALL STABILIZE THE BANKS WHERE THE BRIDGE REMOVAL OCCURS. THE WORK SHALL BE COORDINATED WITH THE COF STORMWATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS.

GENERAL METHODS SHALL INCLUDE PROPER SITE PREPARATION, GRADING AND INSTALLATION OF AN ORGANIC MATTING/RECP (BIODEGRADABLE ROLLED EROSION CONTROLLED PRODUCT) SUCH AS JUTE MATTING. INSTALLED MATTING TO HAVE COMPLETE CONTACT WITH SOIL. LIVE STAKING MAY BE REQUIRED AND MAY BE APPLIED UP TO 100% OF THE WHOLE STREAM (TO BE DETERMINED BY CITY STORMWATER MANAGEMENT AND THE LANDSCAPE ARCHITECT PRIOR TO SITE PLAN). APPROPRIATE INSTALLATION OF LIVE STAKES INCLUDE PLANTING 2-3 FEET APART USING TRIANGULAR SPACING AND PLANTING AT RIGHT ANGLES TO THE SLOPE.

REVEGETATION IS ALSO REQUIRED. SEED MIX IS TYPICALLY INSTALLED BOTH ABOVE AND BELOW MATTING. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL ALSO BE APPLIED TO THIS AREA.

PRIOR TO STARTING SITE WORK, THE OWNER/INSTALLER, THE COF STORMWATER COORDINATOR AND THE COF LAND PLANNER SHALL MEET ON SITE TO VERIFY PLANT PLACEMENT AND INSTALLATION METHODS.

THE PROPOSAL HEREIN INCLUDES THE REMOVAL OF THREE EXISTING BRIDGE CROSSINGS, AND THE PLANTING OF LIVE STAKES ALONG THE BANKS OF THE EXISTING STREAM CHANNEL. TWO OF THE EXISTING CROSSINGS ARE LOCATED ON THE BRANCH CREEK PUD PROPERTY, AND ONE IS LOCATED NORTH ON THE GATEWAY COMMUNITY CHURCH PROPERTY. THE APPLICANT IS CURRENTLY DISCUSSING THE REMOVAL OF THIS BRIDGE WITH THE CHURCH.

STREAM BUFFER VEGETATION

IN THE URBAN RIPARIAN ZONE BUFFERS, ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH INCLUDES A MIX A CANOPY TREES, UNDERSTORY TREES, SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ENVIRONMENT. REQUIREMENTS ARE FURTHER DEFINED ON SHEET L2.1.

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/HER DESIGNEE.

FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED PRIOR TO SITE PLAN SUBMITTAL

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW S. WEEK — 329 — AGRICULTURE — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

BUFFER REDUCTION REQUEST

SHEET NUMBER
L2.0

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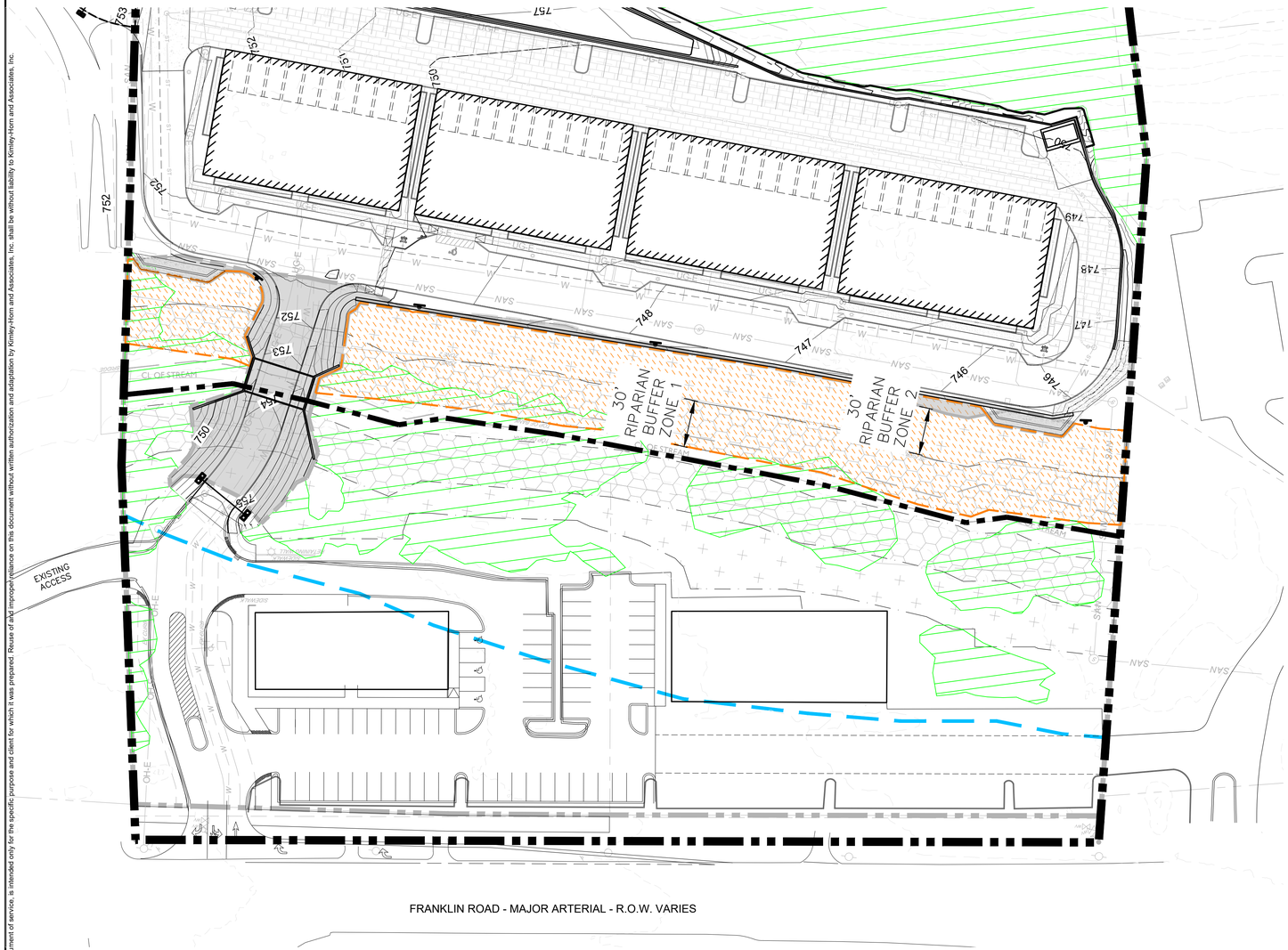
Drawing name: K:\FRA_LAP_GDC\!development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Branch Creek Crossing Sheets.dwg L2.0 Sep 02, 2026 12:58pm by: Emory.Morgan



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- HHO 500' OFFSET
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENHANCEMENT 33,147 SF
- BUFFER SIGNAGE 150' SPACING

TOTAL BUFFER ENHANCEMENT SQUARE FOOTAGE ON SITE: 33,147 SF

RIPARIAN BUFFER MANAGEMENT PLAN

THE BUFFER ENHANCEMENT PROCEDURE APPLIES TO ALL RIPARIAN BUFFERS ON SITE.

BUFFER ENHANCEMENT PROCEDURE

STEP 1: PRE CONSTRUCTION MEETING
- ATTENDEES: MEETING SHOULD INCLUDE A REPRESENTATIVE FROM THE CONTRACTOR, LANDSCAPE ARCHITECT, AND CITY STORMWATER DEPARTMENT
- MEETING SHOULD COVER EXPECTATIONS OF WORK TO BE COMPLETED, TIMING FOR REASSESSMENT, AND EXPECTED PLANTING TIMEFRAME.

STEP 2: INITIAL SITE PREPARATION & INVASIVE REMOVAL
- IDENTIFY INVASIVE SPECIES. TO IDENTIFY ALL INVASIVE MATERIAL FOR REMOVAL, REFER TO TENNESSEE INVASIVE PLAN COUNCIL'C INVASIVE PLANT LIST.
  - https://www.tnipc.org/invasive-plants
- REMOVAL APPROACH:
  - MECHANICAL REMOVAL (HAND-PULLING, BRUSH-CUTTING, MOWING) FOR YOUNGER/SMALLER GROWTH.
  - CUT-STUMP HERBICIDE TREATMENT FOR LARGER SHRUBS/TREES, WITH DYE FOR ACCURACY.

CAUTION: KEEP ROOT SYSTEMS ADJACENT TO STREAM BANKS INTACT UNTIL REPLACEMENT VEGETATION IS ESTABLISHED

STEP 3: REASSESSMENT & SITE INVENTORY

- AFTER REMOVAL OF INVASIVES, CONDUCT AN ASSESSMENT OF RIPARIAN BUFFERS AND DETERMINE CONDITIONS OF ZONE 1 & ZONE 2 BUFFERS.
- ASSESSMENT MIGHT INCLUDE:
  - EXISTING NATIVE COVERAGE
  - AREAS WHERE THERE IS NO NATIVE COVERAGE

STEP 4: PLANTING PLAN DEVELOPMENT
- ONE, OR A COMBINATION, OF THE FOLLOWING OPTIONS SHALL BE REQUIRED PENDING THE OUTCOME OF THE REASSESSMENT IN STEP 3 BY THE LANDSCAPE ARCHITECT:

- OPTION 1 | NATIVE SEED MIX: RIPARIAN BUFFER SEED MIX BROADCAST ACROSS CLEARED AREAS FOR IMMEDIATE STABILIZATION (EROSION CONTROL + HERBACEOUS DIVERSITY). INSTALLATION PER SUPPLIER'S RECOMMENDATION
  - EXAMPLE: ROUNDSTONE, MIX 168 - SOUTHERN RIPARIAN BUFFER MIX (BROADCAST AT 7.2-10.4 PLS POUNDS/ACRE)
- OPTION 2 | SUPPLEMENTAL PLANTING: SUPPLEMENTAL PLANTING WITH BARE-ROOT SEEDLINGS TO REESTABLISH A NATIVE SPECIES COVER
  - (SPACED ~6' APART; ~180-200 PER 0.5 ACRE TYPICAL)
  - SPECIES MIX: ENSURE CANOPY (≈60%), SUBCANOPY, AND SHRUB SPECIES WITH NO SINGLE SPECIES >20%
  - PLANTING WINDOW: DORMANT SEASON (NOV-MAR FOR CONTAINER/B&B, JAN-MAR FOR BARE-ROOT)
- OPTION 3 | MULTI-APPLICATION INVASIVE CONTROL: THIS OPTION INVOLVES A MULTIPLE APPLICATION INVASIVE CONTROL MEASURE TO ENSURE THAT THE EXISTING NATIVE PLANT MATERIAL CAN REESTABLISH WITHIN THE RIPARIAN BUFFERS.
  - EXAMPLE: 2 ADDITIONAL REMOVALS AFTER THE INITIAL WORK HAS BEEN DONE. THERE SHOULD BE AT LEAST 6 MONTHS IN BETWEEN REMOVALS.

ZONE 2 RETAINING WALL NOTE

THE ZONE 2 BUFFER ILLUSTRATED ON THIS PLAN CONSISTS OF THE ADDITIONAL 30-FOOT BUFFER BEYOND THE REQUIRED ZONE 1 BUFFER. THIS AREA IS CURRENTLY PREDOMINATELY ESTABLISHED AS FESCUE LAWN. AS PART OF THE PROPOSED IMPROVEMENTS, THE EXISTING FESCUE WILL BE REMOVED AND REPLACED WITH A NATIVE PLANT MIX IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

A TEMPORARY DISTURBANCE AREA EXTENDING APPROXIMATELY 10 FEET FROM THE PROPOSED RETAINING WALL, LOCATED PARALLEL TO THE PARKING AREA, IS REQUIRED TO FACILITATE RETAINING WALL CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ANY COMPACTED SOILS WITHIN THIS DISTURBANCE AREA WILL BE REMOVED AND REPLACED WITH TOPSOIL TO AN APPROXIMATE DEPTH OF 24 INCHES.

FOLLOWING SOIL RESTORATION, THE ZONE 2 BUFFER WILL BE REESTABLISHED WITH NATIVE VEGETATION FROM THE BASE OF THE RETAINING WALL TO THE LIMITS OF THE EXISTING FESCUE LAWN AREA. ADDITIONAL STREAM BUFFER MITIGATION REQUIREMENTS ARE PROVIDED ABOVE.

RIPARIAN ZONE BUFFER MANAGEMENT NOTES

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

A 30' ZONE 1 AND A 30' ZONE 2 RIPARIAN BUFFER OCCUR ON THIS SITE.

AFTER THE REMOVAL OF EXOTIC INVASIVE PLANT MATERIAL IS COMPLETE, IT WILL BE DETERMINED TO WHAT EXTENT THE RIPARIAN BUFFER ZONES SHALL BE ENHANCED WITH NATIVE SPECIES PLANTINGS. A LANDSCAPE PLAN AND PLANTING SCHEDULE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE REVIEWED FOR APPROVAL. THE LA SHALL REFER TO THE URBAN RIPARIAN HANDBOOK FOR SPECIES SELECTION, QUANTITIES AND SIZING. IF PLANTINGS ARE DETERMINED TO BE ADDED, A NATIVE MILKWEED SPECIES SHALL BE INCORPORATED AND REPRESENT A MINIMUM OF 10% OF THE BUFFER PLANTINGS.

RIPARIAN BUFFER NOTES:
1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, FOLLOWING MANUFACTURE'S LABELS UNTIL TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN EITHER LATE FALL/EARLY WINTER OR EARLY SPRING WHEN NATIVE SPECIES ARE DORMANT BUT INVASIVE SPECIES STILL HAVE LEAVES. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. 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.

AS PER FMC 23-107(5)(D) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS.

THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS. THIS DEVELOPMENT PROJECT REQUIRES 5 RIPARIAN BUFFER SIGNS TO BE PURCHASED.

LANDSCAPE CONTRACTOR NOTES:
LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON PREFERABLY LATE SUMMER/FALL. AN APPROVED DYE SHALL BE USED IN CONJUNCTION WITH THE HERBICIDE ORDER TO EVALUATE APPLICATION AREAS. RIPARIAN SEED MIX, IF SPECFIED, SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. A TEMPORARY COVER CROP SHALL BE USED WITH THE SEED MIX. AT THE TIME OF PERFORMANCE BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE RIPARIAN BUFFER WORK HAS BEEN COMPLETED AND PLANT MATERIAL INSTALLED PER THE APPROVED SITE PLAN.

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
4031 ASPEN GROVE DRIVE, STE 200, FRANKLIN, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

MATTHEW SHANE WALDRUP — 129 — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

BUFFER MITIGATION PLAN

SHEET NUMBER
L2.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Perspective Aerial (buildings A - D)

Architectural Character:

*the images on this page are intended to illustrate the intent for the architectural character for this project, not a finished product.

GENERAL: The intent is to market to high-end move-down buyers who are looking for a luxury home. That market is currently most supportive of modern-transitional style architecture that features quality materials, large windows, and clean lines without eliminating character and romance.

CONTEXT: This site's surrounding context is mostly commercial and larger-scale multifamily architecture. There is a mix of traditional and contemporary styles. The views into the site are minimal due to a pair of 3-story office buildings and a protected stream with its vegetated buffer area to the west, between the site and Franklin Rd. The rear of the site is densely forested HHO area. The church to the north and the office building to the south will both have views onto the site.

MASSING: The intention is to break down the massing of the four 125-ft wide buildings to read as 8 separate compositions ("half-buildings"). Each building will have a main common entrance in the center, flanked by what reads as 2 different-but-connected half-buildings. Each half-building's composition will focus on vertical proportions of both building mass and fenestration. The roof will be flat with parapets. The shape and details of the parapets will vary between half-buildings to create diversity.

MATERIALS: The predominant building material will be brick, with the color varied among the half-buildings. Cast stone veneer will be used on the ground level to accentuate the base of each building. Cast stone will be used for window and door headers and other accent materials. Metal and painted trim will be used for minor building elements and details.

FENESTRATION: Windows will be predominantly aluminum-clad casement windows with muntins. Larger clear-glass window openings will be used as a secondary option to create diversity among the half-building's various compositions. Windows will be designs to accentuate vertical proportions.

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN REVISION 4
FRANKLIN, TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
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6			
7			
8			
9			
10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 9/4/2026
KIMLEY-HORN PROJECT NO. 118683007

ARCHITECTURAL CHARACTER

SHEET NUMBER
A1.0

Drawing name: K:\FRA_LAP_GDC\1development\Ford - Branch Creek Crossing\Development Plan Revision 4\01 CAD\Branch Creek Crossing Sheets.dwg A1.0 Sep 03, 2026 7:57am by: Emory.Morgan

File #: 26-01137

DATE: 9/24/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9215
Applicant: Radeana Owens, Wilson & Associates, PC
Owner: Neil Edwards, NW FP Land LLC

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to establish easements on lots 8 and 9, create one open space lot, and establish a new name in accordance with the approved development plan. The existing zoning is Planned (PD 17.11/320,116) District and the proposed final plat is made up of 17.885 acres. The final plat matches the corresponding Development Plan, which was originally approved in September 2021 and followed by a revision approved December 2025 by the Board of Mayor and Aldermen.

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

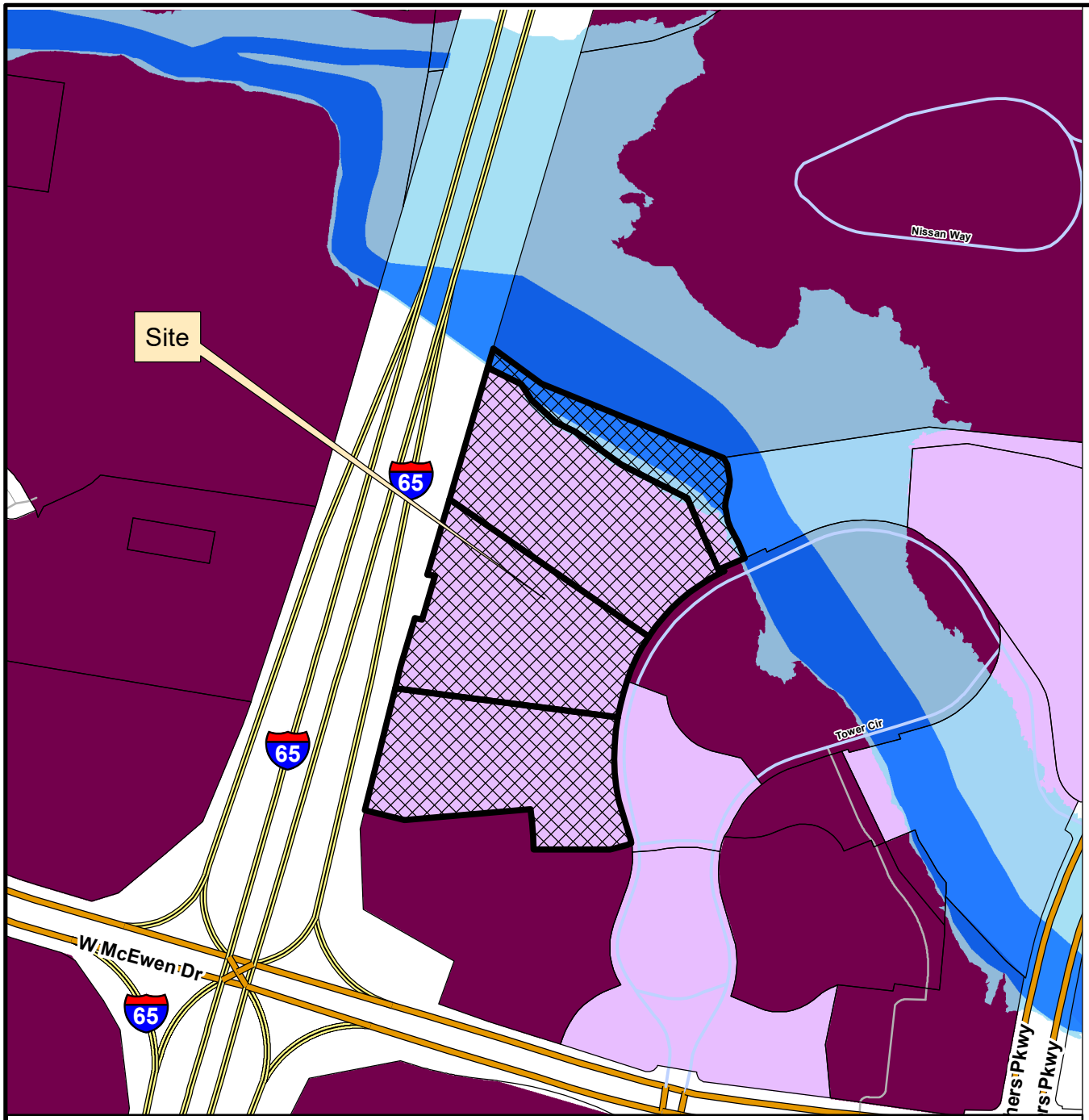
completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of West Franklin Park PUD Subdivision, Final Plat. The conditions of approval are attached.



WEST FRANKLIN PARK PUD SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: Planned (PD 17.11/320,116) District
Overlay Districts: FFO, FWO
Site Acreage: 17.89 acres
Total Number of Lots: 3

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9215

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat

General Issues

8. Plat Matches Site Plan

lance.fittro@franklintn.gov	Applicant shall ensure that any changes to Site Plan [COF#8525] are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

11. LOMR

lance.fittro@franklintn.gov	Prior to submittal of the final plat to One Stop, the Letter of Map Revision (LOMR) for revision of the mapped floodway and floodplain shall be completed with FEMA, and the corresponding application for revision of the floodway overlay (FWO) and floodway fringe overlay (FFO) administratively applied through the Building and Neighborhood Services Department. Applicant shall provide the associated case number reference for the finalized LOMR on the final plat.

Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov	The project can move to OneStop but will be held or failed until the Parkland ImpactFees are received. Conditional Approved will be the comment.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8525 (West Franklin Park PUD Subdivision, Site Plan, Section 1, Lots 3, 9, and 10)** shall be transferred to this final plat as a condition of approval. Sureties have not been posted for COF 8525 ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)*** [Edited By Melodie Brady]

Planning

General Issues

4. Final Plat

chelsea.randolph@franklintn.gov

Applicant shall add the entitlement information for the PD zoning within note 4. The zoning is Planned (PD 17.11/320,116) District and only the zoning of the lots that are included on this plat is necessary.

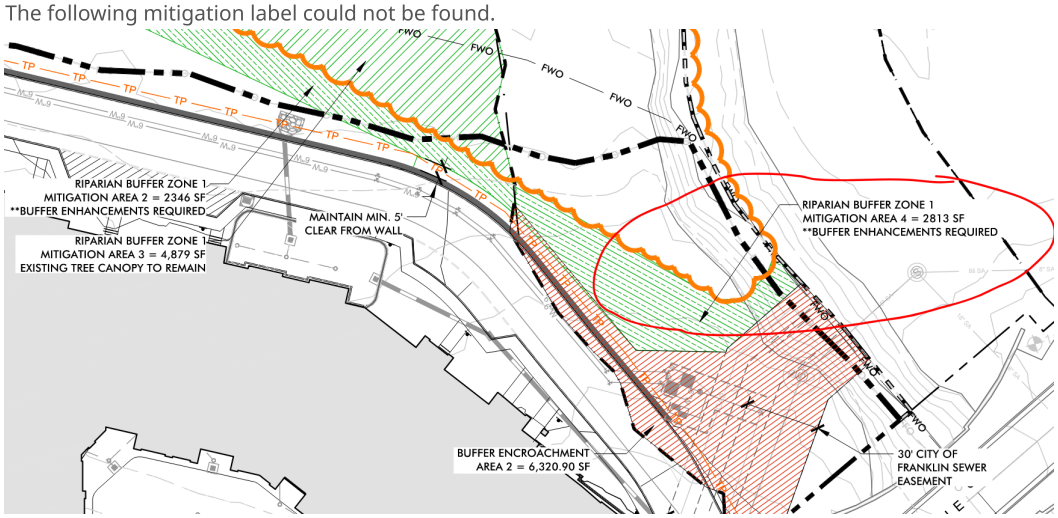
Stormwater

General Issues

6. Plats

jeff.willoughby@franklintn.gov

The following mitigation label could not be found.

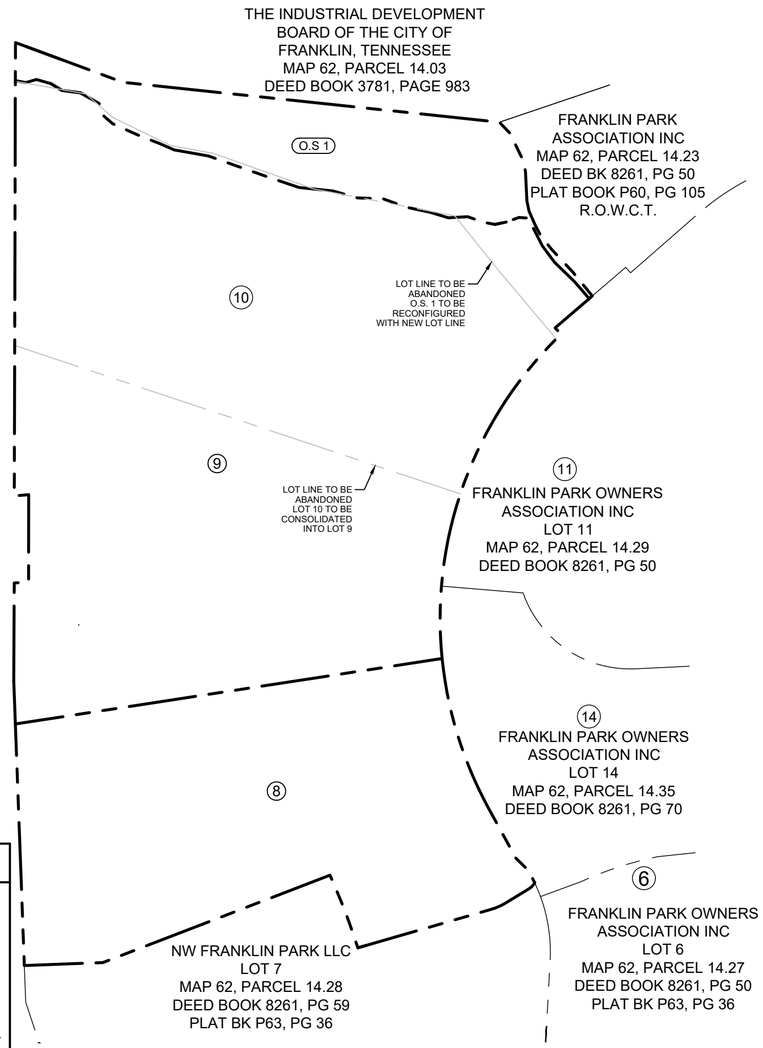


LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	SANITARY SEWER	8" SA	PDE	PUBLIC DRAINAGE EASEMENT
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W	PUADE	PUBLIC UTILITY ACCESS DRAINAGE EASEMENT
CONTROL POINT FOUND		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	GAS	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		WATER FEATURE	G.I.E.	GREEN INFRASTRUCTURE EASEMENT	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	BUFFER			

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON AND ESTABLISH EASEMENTS WITHIN LOTS 8-9, CREATE 1 OPEN SPACE LOT AND ESTABLISH A NEW NAME IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 14.24, 14.31, 14.32, AND 14.33 ON WILLIAMSON COUNTY TAX MAP 62.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 3, 8, 9, AND 10 SHOWN ON THE FINAL PLAT ENTITLED "FRANKLIN PARK SUBDIVISION REVISION 2, RE-SUBDIVISION OF LOTS 3 AND 6" AS RECORDED IN PLAT BOOK 69, PAGE 8, IN REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. ZONING: PD - PLANNED DISTRICT AND RC12 REGIONAL COMMERCE 12 DISTRICT
   SETBACK:
   FRONT : 10' - 45'
   SIDE : 0'
   REAR: 10'
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. THE MARGIN OF FLOOD ZONE AE IS LOCATED USING FEMA'S GIS DATA. SEE LETTER OF MAP REVISION (LOMR) 15-04-8778P, EFFECTIVE 9/30/2016 AND COMMUNITY PANEL 47187C0204F, 47187C0212F, EFFECTIVE 9/29/2006. THE BASE FLOOD ELEVATIONS (BFE) ARE SHOWN TO SCALE, ALL FROM A NATIONAL FLOOD HAZARD FIRMETTE EXPORTED 4/8/2020.THE CITY OF FRANKLIN FLOODWAY FRINGE OVERLAY SHOWN ON PLAT AS SCALED FROM ZONING MAP.
7. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 03/04/21
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
8. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
9. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
12. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
13. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
14. 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.
15. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
19. ALLEYS AND DRIVES WITHIN CROSS ACCESS EASEMENTS ARE NOT PUBLIC RIGHT-OF-WAY AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
20. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
21. MINERAL RIGHTS ARE TO BE HELD BY OWNER.
22. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
23. PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
24. PARKLAND IMPACT FEES SHALL BE DUE WHEN THE FIRST STRUCTURE WITH RESIDENTIAL UNITS IS SUBMITTED.



VICINITY MAP
NOT TO SCALE

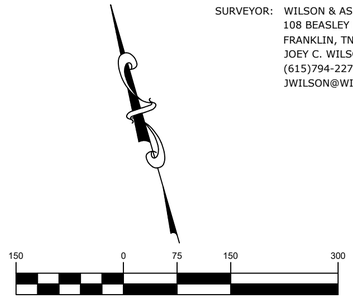
Lot Area Table		
Lot #	Area (SF)	Area (AC)
8	217216.75'	4.987
9	490113.74'	11.251

Open Space Area Table		
Open space #	Area (SF)	Area (AC)
O.S 1	71757.19'	1.647

OWNER: FRANKLIN PARK OWNERS ASSOCIATION INC
6300 TOWER CIRCLE
FRANKLIN, TN 37067
AND
NW FP LAND LLC
575 FIFTH AVE 23RD FLR
NEW YORK, NY 10017

ENGINEER: KIMLEY-HORN & ASSOCIATES
4031 ASPEN GROVE DR
FRANKLIN, TN 37067
615-564-2701
RYAN.MCMASTER@KIMLEY-HORN.COM
RYAN MCMASTER, P.E.

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM



GRAPHIC SCALE: 1" = 150'

WEST FRANKLIN PARK PUD-SUBDIVISION, FINAL PLAT

(FRANKLIN PARK SUBDIVISION, FINAL PLAT)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED "WEST FRANKLIN PARK PUD-SUBDIVISION" HAS BEEN:

(1) INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS AND TO THE TECHNICAL SPECIFICATIONS OF MALLORY VALLEY UTILITY DISTRICT, OR

(2) A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
KAREN YORK, DIRECTOR OF DEVELOPMENT DATE
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WEST FRANKLIN PARK, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF PARCELS 14.24 OF TAX MAP 62, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

_____ _____
FRANKLIN PARK OWNERS ASSOCIATION INC DATE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

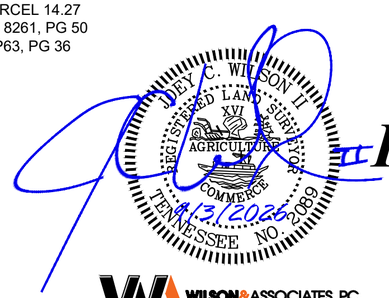
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL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

_____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____DAY OF_____, 20___.

_____ _____
JOEY C. WILSON II, TENNESSEE RLS NO. 2089 DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF PARCELS 14.31, 14.32 & 14.33 OF TAX MAP 62, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

_____ _____
NW FP LAND LLC DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN "WEST FRANKLIN PARK - FINAL PLAT" TRACT PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____DAY OF_____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

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

_____ _____
WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE

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FINAL SUBDIVISION PLAT

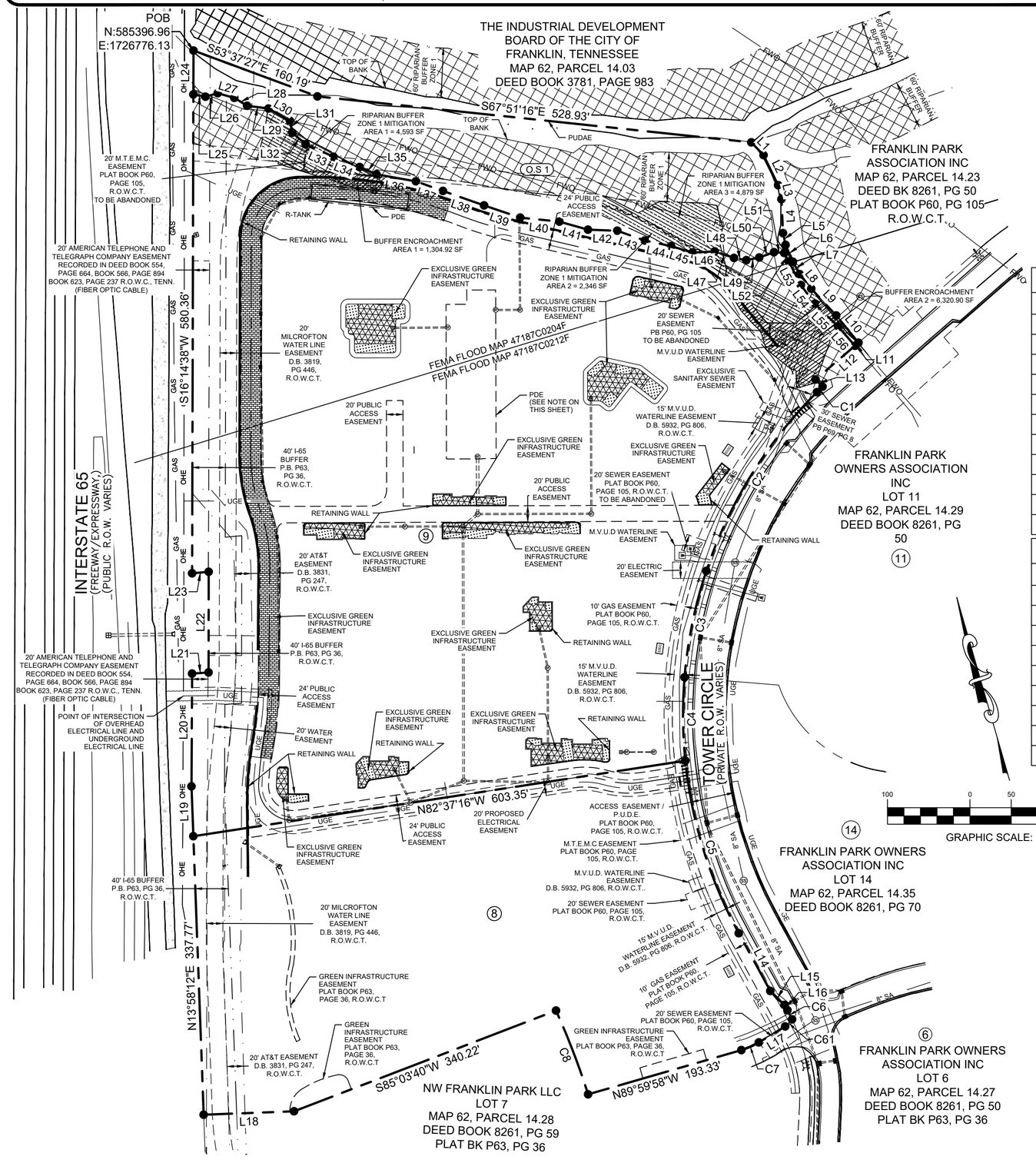
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	17.885	TOTAL NO. OF LOTS:	2
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	1.647	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	09/03/2026

WA PROJECT NO. 21-1774 COF #9215 SHEET 1 OF 2

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	BOUNDARY		
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE		CENTERLINE		
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER	8" SA	PDE	PUBLIC DRAINAGE EASEMENT	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER	4" W	PUADE	PUBLIC UTILITY ACCESS DRAINAGE EASEMENT	
CONTROL POINT FOUND	CURB INLET	GAS METER	UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY	
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT	
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	GAS	GAS	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT	
WATER METER	ELECTRIC MH	SIDEWALK	WATER FEATURE	G.I.E.	GREEN INFRASTRUCTURE EASEMENT		
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	BUFFER				



HATCH LEGEND

- RIPARIAN BUFFER ZONE 1
- BIORETENTION AREA
- PRETREATMENT AREA
- PERMEABLE PAVERS & GREEN INFRASTRUCTURE EASEMENT
- BUFFER ENCROACHMENT
- RIPARIAN BUFFER ZONE 1

NOTE:

THE PROPOSED PUBLIC DRAINAGE EASEMENT IS TO PROVIDE ACCESS TO THE PROPOSED STORMWATER DETENTION VAULT TO BE LOCATED UNDER THE PROPOSED STRUCTURE, AND SHALL NOT HINDER CONSTRUCTION OF THE STRUCTURE ITSELF.

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE: 1" = 100'

Lot Line Table		
Line #	Length	Direction
L1	21.43'	S27°44'25"E
L2	40.48'	S9°46'16"E
L3	17.41'	S2°45'23"W
L4	41.22'	S13°25'56"W
L5	14.62'	S3°54'45"W
L6	22.32'	S7°21'40"E
L7	16.97'	S12°21'49"E
L8	22.70'	S22°38'17"E
L9	44.37'	S26°53'59"E
L10	42.59'	S23°09'00"E
L11	5.70'	S65°30'26"W

Lot Line Table		
Line #	Length	Direction
L12	62.81'	S65°30'26"W
L13	12.18'	S27°49'05"E
L14	79.79'	S12°33'18"E
L15	24.11'	S29°26'11"E
L16	7.29'	S12°33'18"E
L17	37.29'	S74°48'37"W
L18	109.62'	N76°02'40"W
L19	60.48'	N13°58'12"E
L20	136.61'	N16°23'57"E
L21	20.02'	S77°57'19"E
L22	121.99'	N16°10'35"E

Lot Line Table		
Line #	Length	Direction
L23	20.18'	N79°03'25"W
L24	53.16'	N16°14'38"E
L25	14.97'	N63°26'51"W
L26	15.35'	N90°00'00"W
L27	20.95'	N58°11'12"W
L28	18.25'	N42°17'21"W
L29	26.11'	N66°27'33"W
L30	29.94'	N44°11'08"W
L31	14.77'	N4°45'59"E
L32	21.27'	N33°14'46"W
L33	37.01'	N49°43'24"W

Lot Line Table		
Line #	Length	Direction
L34	34.13'	N52°19'16"W
L35	22.24'	N50°36'53"W
L36	48.58'	N63°46'16"W
L37	34.74'	N54°21'34"W
L38	52.79'	N54°28'38"W
L39	46.31'	N55°16'18"W
L40	47.64'	N68°04'21"W
L41	36.11'	N58°12'55"W
L42	35.52'	N71°53'15"W
L43	35.26'	N54°09'38"W
L44	32.67'	N62°00'14"W

Lot Line Table		
Line #	Length	Direction
L45	27.07'	N57°02'42"W
L46	27.10'	N76°54'54"W
L47	24.69'	N55°08'22"W
L48	15.10'	N63°26'51"W
L49	16.01'	N85°36'13"W
L50	19.07'	S86°18'38"W
L51	12.43'	N69°47'07"W
L52	11.91'	N11°53'42"W
L53	31.88'	N11°05'59"W
L54	28.15'	N20°25'13"W
L55	39.57'	N29°45'30"W

Lot Line Table		
Line #	Length	Direction
L56	31.04'	N24°51'08"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.52'	552.00'	0° 59' 19"	S61° 41' 16"W	9.52'
C2	257.02'	552.00'	26° 40' 39"	S47° 51' 17"W	254.70'
C3	131.92'	552.00'	13° 41' 35"	S27° 40' 10"W	131.61'
C4	101.28'	552.00'	10° 30' 45"	S15° 34' 00"W	101.14'
C5	220.29'	552.00'	22° 51' 56"	S1° 07' 20"E	218.83'
C6	12.49'	225.00'	3° 10' 46"	S10° 57' 55"E	12.48'
C7	23.20'	87.50'	15° 11' 23"	S82° 24' 18"W	23.13'
C8	108.80'	938.00'	6° 38' 44"	N4° 52' 55"W	108.73'
C61	12.17'	24.50'	28° 27' 41"	S60° 34' 46"W	12.05'

WEST FRANKLIN PARK PUD-SUBDIVISION, FINAL PLAT

(FRANKLIN PARK SUBDIVISION, FINAL PLAT)

JOEY C. WILSON II
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
TENNESSEE
NO. 2069
9/3/2026

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	17.885	TOTAL NO. OF LOTS:	2
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	1.647	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	09/03/2026

WA PROJECT NO. 21-1774 COF #9215 SHEET 2 OF 2

File #: 26-01152

DATE: 9/24/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Century Industrial Park Subdivision, Site Plan, Revision 1 (Adult Detention Center, Gun Range and Impound Lot), Revising Boundaries And Incorporating The Impound Lot Into The Site Plan, On 32.23 Acres, Located At 408 Century Court And 306 Beasley Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9214
Applicant: Williamson County
Owner: Williamson County

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Century Industrial Park Subdivision site plan for the property located at 408 Century Court and 306 Beasley Drive. This site plan revises the boundaries for the project and incorporates the vehicular impound lot for the new Williamson County Justice Center campus. This campus also includes the construction of a new detention center and gun range for the Williamson County Sheriffs Office that was previously approved for a total amount of 258,113 square feet of Civic space. The property is zoned Heavy Industrial (HI) District, which supports the proposed uses.

PROCEDURAL REQUIREMENTS:
1. 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.

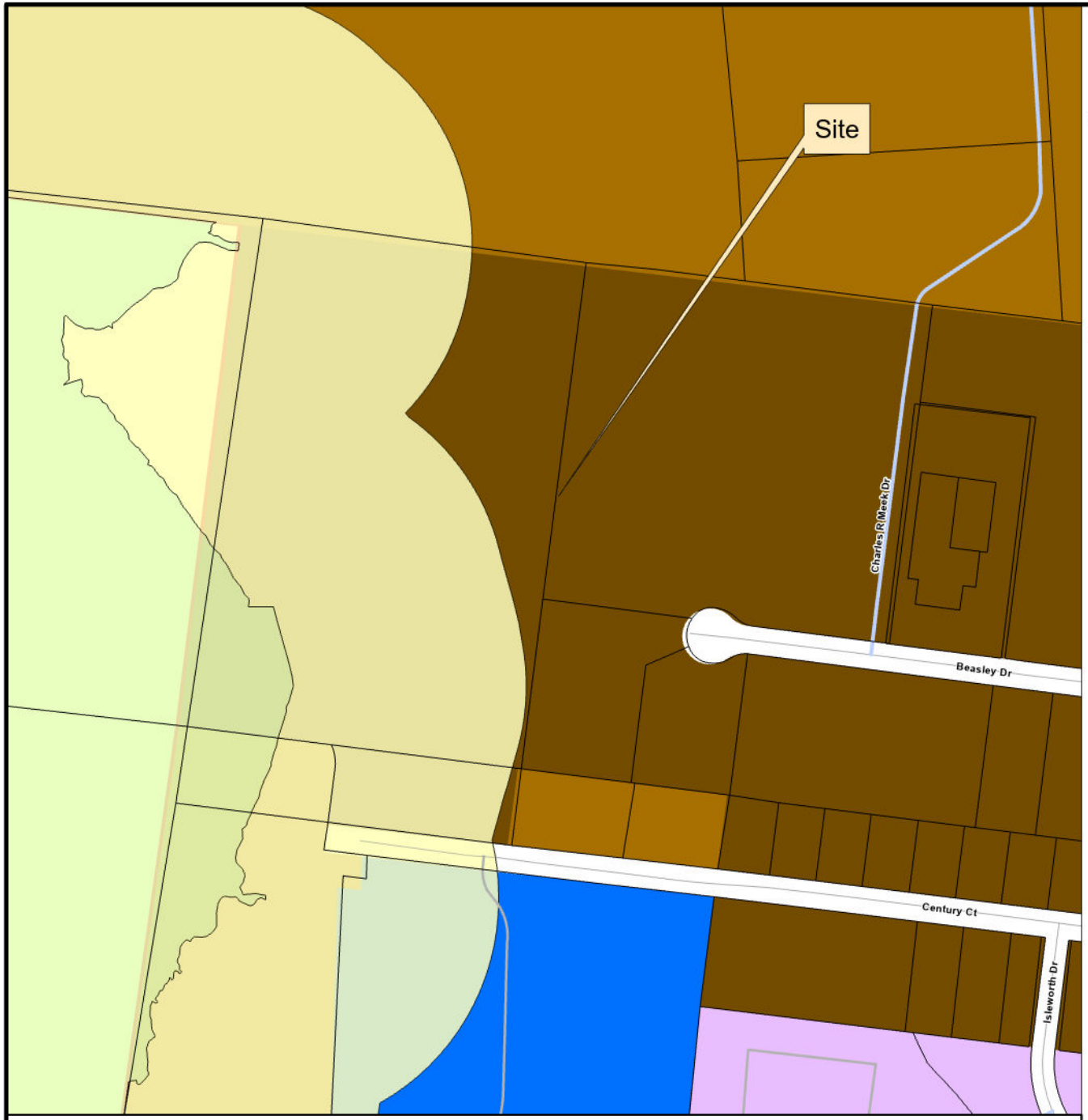
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Century Industrial Park Subdivision, Site Plan, Revision 1, with conditions.



CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1

Project Information
Existing Zoning: HI Heavy Industrial District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 32.23 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 258,113 SF

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9214

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering

General Issues

15. Stormwater Management Plan

lance.fittro@franklintn.gov

The previous comment to remain as a reminder to staff, but **does not hinder Site Plan approval**:

Williamson County Commission voted to waive certain requirements of COF Zoning Ordinance and adopt County stormwater regulations for the site plan (COF #8939) at 11/10/25 Board of Commissioners meeting. This ruling by the Williamson County Commission remains effective for the revised site plan COF #9214.

Williamson County Board of Commissioners Meeting - November 10, 2025

16. Final Plat

lance.fittro@franklintn.gov

As final plats follow the FMPC review cycle, the Applicant is encouraged to start the final plat process as soon as possible.

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

20. Site Permits

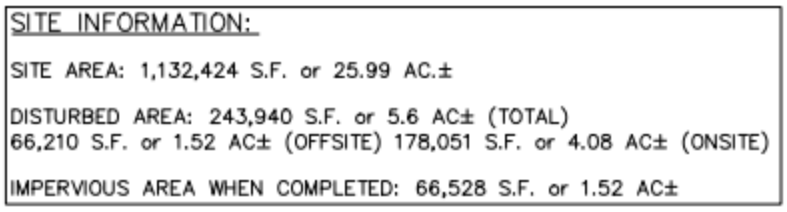
amanda.ray@franklintn.gov

Applicant shall provide the following information for this project/section on the Overall Grading or Overall Site Layout sheet:

- Total Site Acreage
- Disturbed Acreage (specify on/off **and** total as applicable):
- Total Impervious sq. ft. when project is done:

This information will be used to calculate fees for Stormwater/Grading Permits

Example:


SITE INFORMATION:

SITE AREA: 1,132,424 S.F. or 25.99 AC.±

DISTURBED AREA: 243,940 S.F. or 5.6 AC± (TOTAL)
66,210 S.F. or 1.52 AC± (OFFSITE) 178,051 S.F. or 4.08 AC± (ONSITE)

IMPERVIOUS AREA WHEN COMPLETED: 66,528 S.F. or 1.52 AC±

Applicant shall reply with Sheet # on which this info is provided.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov — Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.

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

18. Landscape

jason.arnold@franklintn.gov — Landscape surety is waived.

19. Landscape Green Infrastructure

jason.arnold@franklintn.gov — Landscape Green Infrastructure surety is waived.

Stormwater

General Issues

9. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately. • Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

SITE DEVELOPMENT PLANS FOR

CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NO 9214
GRESHAM SMITH PROJECT NO. 49222.01

CIVIL ENGINEER

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Civil Contact: Levi Sciara, PE
Phone: (615) 770-8213
Email: Levi.Sciara@greshamsmith.com

LANDSCAPE ARCHITECT

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Landscape Contact: Terry Mulvaney, RLA
Phone: (615) 770-8674
Email: terry.mulvaney@greshamsmith.com

SURVEYOR

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Survey Contact: Christopher Goetz, RLS
Phone: (615) 770-8100
Email: chris.goetz@greshamsmith.com

OWNER

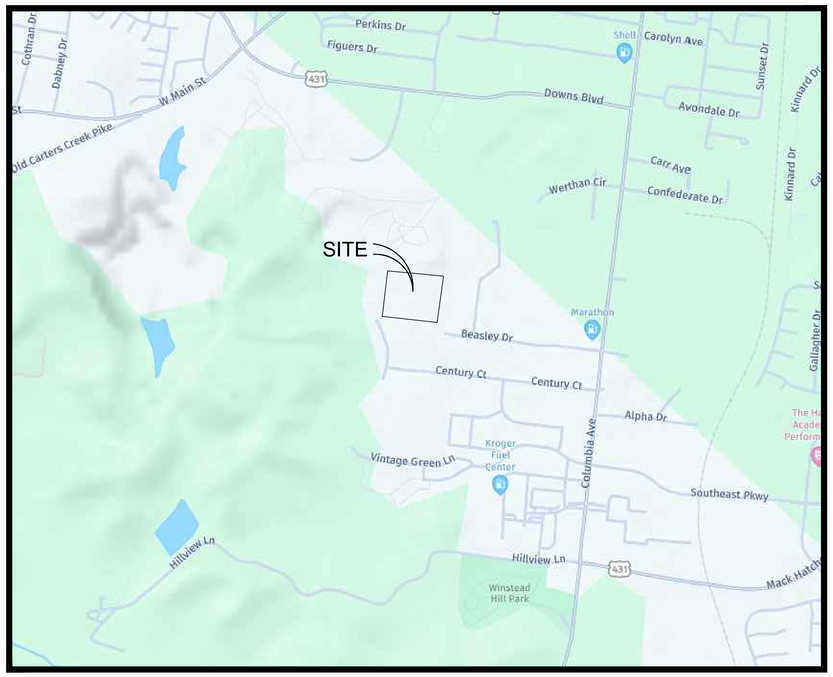
Williamson County

1320 West Main Street, Suite 125
Franklin, Tennessee 37064

OWNER REPRESENTATIVE

OverSite

103 Forrest Crossing Boulevard, Suite 204
Franklin, TN 37064
Contact: Jim Cross
Phone: 615.207.0284
Email: jimc@oversiteconsult.com



VICINITY MAP
NOT TO SCALE

PROPERTY	
PROJECT NAME	CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN (ADULT DETENTION CENTER, FACILITIES MANAGEMENT, AND GUN RANGE)
PROJECT NUMBER	9214
ADDRESS	0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
PARCEL	090 00401 00009090, 090 003020005090 AND 090G C 01700 00009090B
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	5TH
MAP	090 AND 090G
PARCEL	00401 AND 01700
SUBDIVISION	N/A
LOT AREA	32.23 ACRES (TOTAL)
PROJECT AREA	11.53 ACRES

ZONING	
BASE ZONING	HI-HEAVY INDUSTRIAL ZONE
OVERLAY ZONING	HHO HILLSIDE HILLCREST OVERLAY
PROPOSED USE	CORRECTIONAL FACILITY
YARD FRONTING ON LOCAL STREET	30 FT
SIDE YARD	15 FT
REAR YARD	25 FT
BUILDING HEIGHT	69 FT

IMPACT STATEMENT

THE PROPOSED RE-DEVELOPMENT IS REPLACING THREE APPROVED COUNTY OWNED BUILDINGS. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOIILD WASTE, AND PUBLIC RECREATIONAL FACILITIES, WILL NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

FLOOD NOTE

THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0195F REVISED SEPTEMBER 29, 2006.

BUILDING	ADULT DETENTION CENTER (ADC)	IMPOUND LOT	GUN RANGE
BUILDING TYPE APPLIED	TYPE I	STORAGE (S-1) AND BUSINESS (B)	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)
FRONTAGE TYPE APPLIED	LANDSCAPE FRONTAGE	PARKING FRONTAGE	PARKING FRONTAGE
PROPOSED USE	CORRECTIONAL FACILITY	FLEX USE/GOVERNMENT SERVICE	CORRECTIONAL FACILITY
OCCUPANCY TYPE	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)	MIXED OCCUPANCY UNSEPARATED- BUSINESS (B) AND STORAGE (S-1)	ASSEMBLY (A-3) BUSINESS (B), AND STORAGE (S-1)
CONSTRUCTION TYPE	TYPE 1-B, SPRINKLERED-FULLY NFPA 13	TYPE II-B, SPRINKLERED	TYPE II-B, UNSPRINKLERED
TOTAL GROSS BUILDING AREA SF	249,173 SF	2,570 SF	6,370 SF
BUILDING HEIGHT (MAX. 3 STORIES)	73'-5"	19'-10"	22'-3"
MINIMUM LANDSCAPING SURFACE RATIO	20%	20%	20%
OPEN SPACE REQUIRED	5%	5%	5%
NATURAL AREA SF REQUIRED	5,000 SF MIN.	5,000 SF MIN.	5,000 SF MIN
TREE CANOPY RETENTION ACREAGE	0.97		
HISTORIC RESOURCE TREATMENT	NO	NO	NO
PARKING REQUIRED	PER END USER PROGRAMMING	PER END USER PROGRAMMING	PER END USER PROGRAMING
PARKING PROVIDED	161 SPACES	93 SPACES	40 SPACES

Development Standard	Version/Date
Zoning Ordinance	1/1/2025
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2025
Williamson County Stormwater Management	9/11/2023
Technical Specifications for Utility Installation	10/13/2020
Municipal Code	8/19/2025

REVISION PURPOSE NARRATIVE:

THIS REVISED PLAN SET REALIGNS SHEETS TO SHOW THE FULL EXTENTS OF THE IMPOUND LOT (IL), WHILE RETAINING ORIGINAL INFORMATION FOR THE GUN RANGE (GR) AND ADULT DETENTION CENTER (ADC).

NEW C600 PHASING DIAGRAMS ILLUSTRATE PROJECT STAGES BEFORE DEMOLITION OF THE EXISTING BUILDING. THE C200, 300, AND 500 SERIES SHOW FINAL BUILDOUT AND CONSTRUCTION DETAILS.

OVERALL SHEETS INCLUDE THE JUVENILE JUSTICE CENTER (JJC) AND ALTERNATIVE LEARNING CENTER (ALC) FOR FULL CAMPUS CONTEXT AND COORDINATION. JJC PROJECT PERMITTED UNDER COF PROJECT NUMBER 9026. ALC PROJECT PERMITTED UNDER COF PROJECT NUMBER 9079.

ORIGINAL ISSUE DATE: 09.08.2025
REVISION 1 ISSUE DATE: 08.10.2026

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	OVERALL SITE LAYOUT PLAN
C201	ENLARGED SITE LAYOUT PLAN
C202	ENLARGED SITE LAYOUT PLAN
C203	ENLARGED SITE LAYOUT PLAN
C204	EMERGENCY MANAGEMENT PLAN
C205	BUS ACCESS PLAN
C206	GARBAGE TRUCK ACCESS PLAN
C207	PARKING PLAN
C208	HARDSCAPE PLAN
C300	OVERALL GRADING PLAN
C301	ENLARGED GRADING PLAN
C302	ENLARGED GRADING PLAN
C303	ENLARGED GRADING PLAN
C304	ENLARGED DRAINAGE PLAN
C305	ENLARGED DRAINAGE PLAN
C306	PIPE AND STRUCTURE TABLES
C307	STORM PIPE PROFILES
C308	STORM PIPE PROFILES
C309	STORM PIPE PROFILES
C310	STORM PIPE PROFILES
C401	INITIAL EPSC PLAN
C402	INTERMEDIATE EPSC PLAN
C403	INTERMEDIATE EPSC PLAN
C404	FINAL EPSC PLAN
C500	OVERALL UTILITY PLAN
C501	ENLARGED UTILITY PLAN
C502	ENLARGED UTILITY PLAN
C503	ENLARGED UTILITY PLAN
C504	SANITARY SEWER MAIN PLAN & PROFILES
C508	WATER MAIN 1 PLAN AND PROFILE
C509	WATER MAIN 2 PLAN AND PROFILE
C510	WATER MAIN 3 PLAN AND PROFILE
C511	WATER MAIN 3 AND 4 PLAN AND PROFILE
C600	EXISTING CONDITIONS AND DEMOLITION PHASING DIAGRAM
C601	OVERALL PHASING DIAGRAM
C602	ENLARGED PHASING DIAGRAM
C603	ENLARGED PHASING DIAGRAM
C604	ENLARGED PHASING DIAGRAM
C901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS
C904	SITE DETAILS
C905	SITE DETAILS
C906	SITE DETAILS
C907	SITE DETAILS
C908	SITE DETAILS
C909	SITE DETAILS
L101	DETAILED TREE REMOVAL & PRESERVATION PLAN
L102	DETAILED TREE REMOVAL & PRESERVATION PLAN
L103	DETAILED TREE REMOVAL & PRESERVATION PLAN
L200	OVERALL LANDSCAPE PLAN
L201	DETAILED LANDSCAPE PLAN
L202	DETAILED LANDSCAPE PLAN
L203	DETAILED LANDSCAPE PLAN

Gresham Smith

GreshamSmith.com

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Nashville, TN 37201

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WILLIAMSON COUNTY TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCIARA REGISTERED ENGINEER 9/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

COVER SHEET

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09.08.2025

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GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.

3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.

4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL PAVEMENT, FENCES, TREES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DEMOLITION AND PROTECTION NOTES:

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.

2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:

   2.1. THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.

   2.2. DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.

   2.3. DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.

   2.4. A CONCRETE WASHOUT AREAS LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.

3. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.

4. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.

5. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.

6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.

7. ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. BEFORE PROCEEDING WITH DEMOLITION WORK, NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS.

8. HAZARDOUS MATERIALS ARE NOT ANTICIPATED TO BE ENCOUNTERED. IF SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED, IMMEDIATELY NOTIFY THE OWNER.

9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.

10. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.

11. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ENGINEER.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.

2. PROVIDE A SMOOTH AND FLUSH TRANSITION BETWEEN EXISTING TO REMAIN AND NEW PAVEMENT, SIDEWALKS, AND CURBS . FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.

3. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH CONSTRUCTED PERPENDICULAR TO THE TRAVEL PATH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT OF CONCRETE.

4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.

5. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED. LANE STRIPES SHALL BE 4 INCH PAVEMENT PAINT, COLOR AS INDICATED ON PLAN. STOP BARS AND CROSSWALK MARKINGS SHALL BE 24-INCH WHITE PAVEMENT PAINT.

6. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10-FOOT DIMENSIONS. CONCRETE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM 60-FOOT SPACING AND AT ALL ABUTTING RIGID OBJECTS.

7. MAINTAIN ONE SET OF RECORD DRAWINGS MARKUPS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.

8. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:

   8.1. THE SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN ELECTRONIC FORMAT PRIOR TO COMPLETION OF THE PROJECT. THE SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.

   8.2. SHOWING ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING STRIPING.

   8.3. LOCATING ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, PIV'S, AND HYDRANTS.

   8.4. INCLUDING ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS.

GRADING AND DRAINAGE NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIALS

2. THE DEVELOPER SHALL PROVIDE 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 AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVALL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811 OR SUBMIT ON-LINE) OF INTENDED DEMOLITION / GRADING / EXCAVATION / UTILITY TRENCHING CONSTRUCTION.

7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.

8. CONSTRUCT INITIAL TEMPORARY EROSION CONTROL PRIOR TO BEGINNING GRADING OPERATIONS.

9. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES SHALL BE PROTECTED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE PLANS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES TO BE PROTECTED.

10. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:

    10.1. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.

    10.2. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30-INCHES AT THE DRIP LINE OR THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.

    10.3. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.

    10.4. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).

    10.5. INSTALL A MINIMUM 4-FOOT HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.

    10.6. BEGIN CLEARING AND GRADING OPERATIONS.

11. EXISTING CONDITIONS ARE FROM A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM SMITH, DATED JANUARY 03, 2022.

12. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL STORM SEWERS BEGINNING AT THE DISCHARGE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.

13. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6-INCHES. CONSTRUCT TEMPORARY STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENT CONTROLS AROUND AREA.

14. SATISFACTORY TOPSOIL IS DEFINED AS MATERIAL FREE OF SUBSOIL, CLAY LUMPS, STONES, OBJECTS OVER 1-INCH IN DIAMETER, OR CONTAMINANTS.

15. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING HOOD TO FALL ALONG THE CURB LINE.

16. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

17. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.

18. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.

19. ALL PERMANENT CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL:1 VERTICAL. TEMPORARY CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL:1 VERTICAL UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS AUTHORIZED BY A LICENSED GEOTECHNICAL ENGINEER.

20. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.

21. EXISTING MANHOLE, VALVE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE. BUILDING ADDITION FINISH FLOOR ELEVATIONS SHALL MATCH EXISTING.

22. ALL CURBS, PAVEMENT AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.

23. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.

24. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MINIMUM DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.

25. FINAL FINISH GRADE TOLERANCES SHALL BE MAXIMUM 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN PAVED AREAS, AND MAXIMUM 0.25 FOOT ABOVE OR BELOW DESIGN FINISH ELEVATIONS IN OTHER AREAS. NO TOLERANCE IS ALLOWED WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.

26. ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ACCESS ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.

27. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.

28. EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. A GEOTECHNICAL EXPLORATIONS REPORT COMPLETED BY TTL, INC., DATED APRIL 11, 2023 HAS BEEN PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT FOR ANTICIPATED EXCAVATION REQUIREMENTS. ADDITIONAL PAYMENT WILL NOT BE MADE FOR UNANTICIPATED ROCK EXCAVATION, UNLESS OTHERWISE AGREED UPON WITH OWNER PRIOR TO COMMENCEMENT OF ROCK EXCAVATION.

29. PROVIDE AN AS-BUILT SURVEY BY A LICENSED SURVEYOR TO INCLUDE ALL STORMWATER MANAGEMENT FEATURES, UNDERGROUND BASINS, PONDS, BIOSWALES, RAIN GARDENS, WATER QUALITY UNITS, AND OUTLET STRUCTURES.

30. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTHS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

31. IF BLASTING IS REQUIRED, CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN NFPA 495, "EXPLOSIVE MATERIALS CODE," AND PREPARE A BLASTING PLAN CONTAINING THE FOLLOWING:

    31.1. TYPES OF EXPLOSIVES AND SIZES OF CHARGE TO BE USED IN EACH AREA OF ROCK REMOVAL, TYPES OF BLASTING MATS, SEQUENCE OF BLASTING OPERATIONS, AND PROCEDURES THAT WILL PREVENT DAMAGE TO SITE IMPROVEMENTS AND STRUCTURES ON THE PROJECT SITE AND ADJACENT PROPERTIES.

    31.2. SEISMOGRAPHIC MONITORING DURING BLASTING OPERATIONS.

    31.3. A BLASTING PLAN KEPT AT THE CONSTRUCTION SITE, ALONG WITH OTHER BLASTING RECORDS REQUIRED. RECORDS SHALL BE AVAILABLE FOR REVIEW BY THE OWNER UPON REQUEST. OBTAIN PERMITS FROM AUTHORITIES HAVING JURISDICTION BEFORE BRINGING EXPLOSIVES TO THE PROJECT SITE. PERFORM BLASTING WITHOUT WEAKENING THE BEARING CAPACITY OF ROCK SUBGRADE AND WITH THE LEAST-PRACTICAL DISTURBANCE OF ROCK TO REMAIN.

    31.4. ENGAGEMENT OF A QUALIFIED, INDEPENDENT AGENCY TO PERFORM A PRE-BLAST AND POST-BLAST SURVEY OF ALL STRUCTURES SUBJECT TO BLAST VIBRATIONS. CONTRACTOR SHALL COORDINATE ALL BLASTING ACTIVITIES WITH THIS AGENT, INCLUDING BLASTING PLANS, SCHEDULES, ETC. CONTRACTOR MAY, AT HIS EXPENSE, HIRE A VIBRATION CONSULTANT TO REVIEW THE BLASTING PLAN AND MAKE RECOMMENDATIONS. REVIEW OF THE BLASTING DESIGN, SURVEY, MONITORING, AND TECHNIQUES BY THE ENGINEER OR VIBRATION CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, ADEQUACY, AND SAFETY OF THE BLASTING. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CLAIMS ARISING FROM HIS CONSTRUCTION OPERATIONS. IN THE EVENT THAT A PROPERTY OWNER DENIES ACCESS FOR THE PRE-CONSTRUCTION SURVEY OF STRUCTURES AND FACILITIES; THE CONTRACTOR SHALL NOTIFY SUCH PROPERTY OWNER BY CERTIFIED MAIL STATING THAT THIS IS FINAL NOTIFICATION. A COPY OF THE BLASTING RECORDS SHALL BE SUBMITTED TO THE ENGINEER.

    31.5. AT LEAST 24 HOURS IN ADVANCE, THE CONTRACTOR SHALL NOTIFY ADJACENT RESIDENCES AND BUSINESSES SUBJECT TO BLASTING VIBRATIONS OF THE INTENT TO BLAST. CONTRACTOR SHALL DISCLOSE THE ANTICIPATED TIME OF DAY AND SCHEDULE FOR BLASTING. SUBMIT NOTICE OF BLASTING COMPLAINTS TO OWNER WITHIN 24 HOURS OF RECEIPT THEREOF. THE NOTICE SHALL IDENTIFY THE ORIGIN OF COMPLAINT AND SHALL CONTAIN A BRIEF DESCRIPTION OF ALLEGED DAMAGES OR OTHER CIRCUMSTANCES UPON WHICH THE COMPLAINT IS PREDICATED. CONTRACTOR SHALL ASSIGN EACH COMPLAINT A SEPARATE NUMBER, IN ASCENDING ORDER, AND SHOW IN EACH NOTICE ALL PREVIOUS COMPLAINT NUMBERS REGISTERED BY THE SAME COMPLAINANT

SITE UTILITIES NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND SPECIFICATIONS.

2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.

3. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT SURFACE CONSTRUCTION.

5. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
6. ADJUST ALL NEW AND EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, FIRE HYDRANTS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.

7. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.

8. PROVIDE COMBINATION AIR/VACUUM VALVE AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VALVE DURING TESTING AND SERVICE. LEAVE COMBINATION AIR/VACUUM VALVE COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.

9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL GRAVITY SEWER BEGINNING AT THE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.

10. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.

11. CONTRACTOR SHALL MAINTAIN A MARKED-UP SET OF AS-BUILT PLANS SHOWING ALL NEW UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEY ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM, OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PIPING APPURTENANCES.

12. ALL SANITARY SEWER PIPE SHALL BE SDR 26 PVC UNLESS NOTED OTHERWISE.

13. ALL WATER MAINS SHALL BE AWWA C151, PRESSURE CLASS 350 DIP UNLESS NOTED OTHERWISE.

14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.

15. ALL FIRE HYDRANTS SHALL MEET CURRENT AWWA STANDARD C502.

16. NON-METALLIC PIPE SHALL BE INSTALLED WITH DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) NOTES:

1. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BOUND NARRATIVE FOR ADDITIONAL REQUIREMENTS.

2. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.

3. EPSC SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.

4. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND IMMEDIATELY DOWNSTREAM OF THE SITE, AND STORMWATER FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.

5. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES ½ THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

6. ALL GRADED AREAS NOT RECEIVING STONE OR PAVEMENT STABILIZATION SHALL RECEIVE TEMPORARY SEEDING WITHIN 10 DAYS OF REACHING FINAL SUBGRADE ELEVATION.

7. AREAS WHERE CONSTRUCTION BAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABLIZED WITHIN 15 DAYS (7 DAYS FOR ≥ 35% SLOPE).

8. ALL LOCATIONS OF TEMPORARY EPSC DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.

9. WHEN THE EPSC DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE ENGINEER), THEY SHALL BE REMOVED.

10. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.VEGETATION, EPSCS AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.

11. CONSTRUCTION SHALL BE PHASE FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.

12. EPSC SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

13. PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN SC 150 OR EQUAL) TO SLOPES 3:1 OR STEEPER. EROSION CONTROL MATTING SHALL BE PHOTODEGRADABLE OR BIODEGRADABLE.

14. DEWATERING OF EXCAVATION AREA SHALL BE COMPLETED ONLY WITH PRE-APPROVED PUMPING AND FILTERING EQUIPMENT. PUMPING RATE SHALL NOT EXCEED 80% OF THE RECOMMENDED MAXIMUM RATE BY SEDIMENT TANK / FILTER BAG MANUFACTURER.

15. INSPECTION OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART

16. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

17. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK WITH SILT FENCE TO PREVENT SEDIMENTATION AND COMPACTION.

18. THE ENGINEER, WHOSE SEAL IS AFFIXED TO THIS DOCUMENT, CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED UNDER HIS/HER DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE STATE'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE ENGINEER WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

811 Know what's below. Call before you dig.

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GreshamSmith.com

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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCIVALLY
REGISTERED ENGINEER
STATE OF TENNESSEE
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
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6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

GENERAL NOTES

C001

49222.01
09.08.2025

SITE BENCHMARKS

BM-75156
TOP OF HYDRANT
N = 571784.569 , E = 1706081.788 , EL = 759.09
(NAVD 88)
BM-500
N = 571739.438 , E = 1706111.690 , EL = 755.73
(NAVD 88)
NAVD 88
TENNESSEE STATE COORDINATE SYSTEM NAD 83

BM-502
1/2 IRWC
N = 570848.383 , E = 1706247.694 , EL = 726.57
(NAVD 88)
BM-505
MAG NAIL
N= 571900.573 , E = 1707728.453 , EL = 697.43
(NAVD 88)

BM-507
1/2 IRWC
N = 571347.032 , E = 1706920.983 , EL = 716.84
(NAVD 88)
BM-508
1/2 IRWC
N = 571769.268 , E = 1706911.757 , EL = 723.92
(NAVD 88)

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WILLIAMSON COUNTY TENNESSEE
THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES L. LEVI, JR.
REGISTERED ENGINEER
9/3/2025

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EXISTING CONDITIONS

C100

49222.01
09.08.2025

15' USACE STREAM BUFFER

STORM PIPES TO BE CUT AND CAPPED OUTSIDE OF STREAM BUFFER.

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

TREES TO BE DEMOLISHED. SEE SHEET L103

EXISTING TRANSFORMER, GENERATOR, AND GENERATOR TO BE REMOVED.

420 Century Court

406 Century Court

310 Beasley Drive

300 Beasley Drive

Century Court

Beasley Drive

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWINGS RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

KEY NOTES

1. RECONNECT TO PROPOSED UTILITY WHEN CONSTRUCTED
2. UTILITY LINE TO BE CAPPED
3. TRASH COMPACTOR TO BE REMOVED/RELOCATED
4. LIGHT POLE REMOVAL
5. KEY PAD REMOVAL
6. SECURITY CAMERA REMOVAL
7. REMOVE SIGN
8. REMOVE FIRE HYDRANT
9. FDC TO REMAIN IF FEASIBLE. TO BE RELOCATED IF NECESSARY.
10. REMOVE PARKING STALL STRIPING IN LIMITS OF PAVEMENT DISTURBANCE
11. CONTRACTOR TO REPAIR EXISTING WATER UTILITIES SHOWN TO REMAIN IF DAMAGED DURING CONSTRUCTION.
12. EXISTING BOLLARD AND CARD READER TO PUBLIC SAFETY CENTER

LEGEND

- LIMIT OF DISTURBANCE
- DEMOLITION OF STRUCTURE/OBJECT
- EXISTING FENCE DEMOLITION
- EXISTING SEWER DEMOLITION
- EXISTING WATER DEMOLITION
- EXISTING STORM DEMOLITION
- EXISTING ELECTRIC DEMOLITION
- EXISTING GAS DEMOLITION
- EXISTING MISC. DEMOLITION
- EXISTING COMMUNICATION/ DATA CONDUIT DEMOLITION
- EXISTING BUILDING DEMOLITION
- EXISTING PAVEMENT DEMOLITION
- EXISTING CONCRETE DEMOLITION
- MILL AND OVERLAY AREA DUE TO TRENCH CUT
- EXISTING TREES DEMOLITION

NORTH

50' 0 50' 100'

GRAPHIC SCALE

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCOTT REGISTERED ENGINEER 102205 AGENT STATE OF TENNESSEE

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DEMOLITION PLAN

C101

49222.01
09.08.2025

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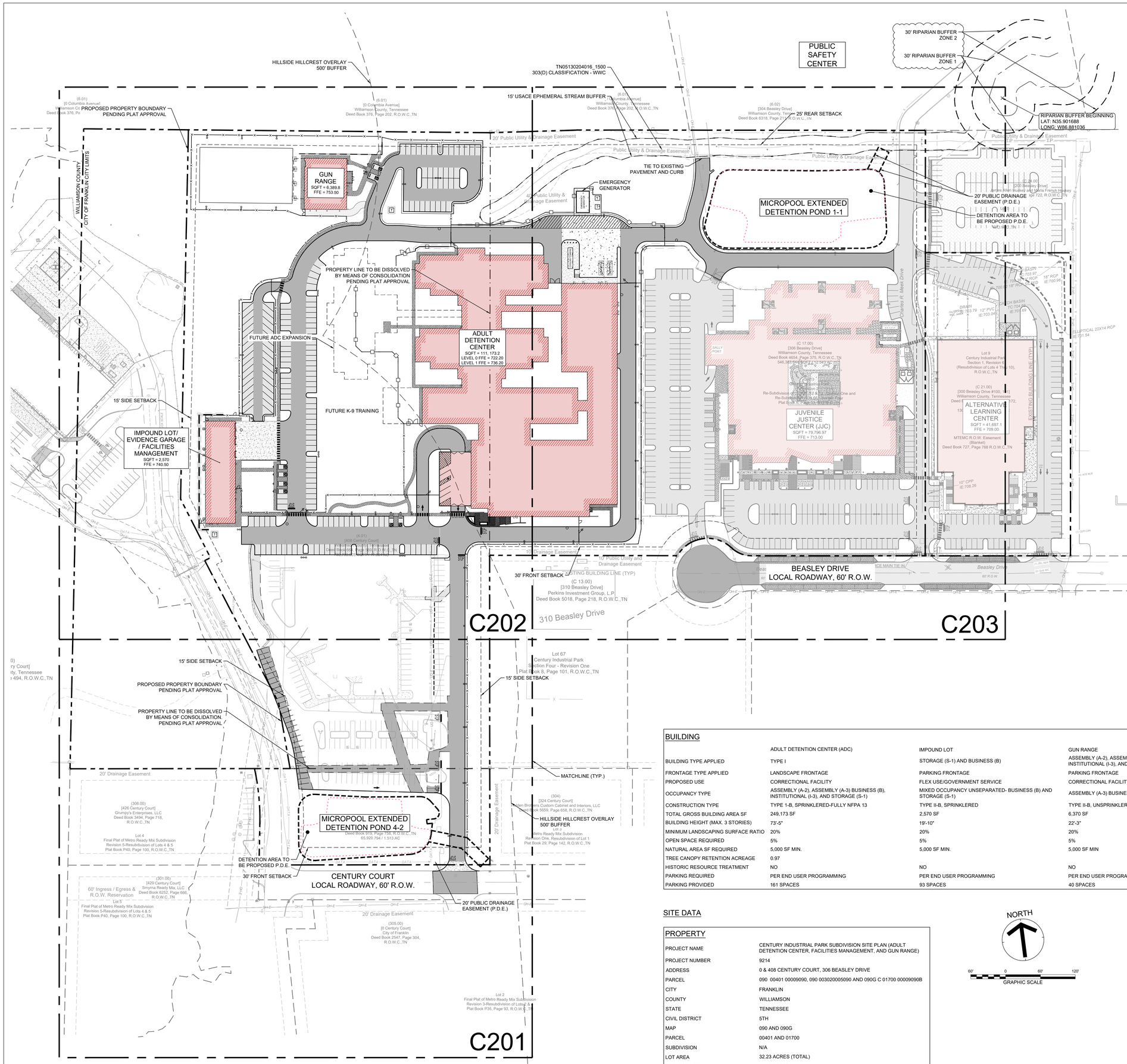

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL
- 00 PARKING COUNT
- SIGN
- LIGHTPOLE

BUILDING

	ADULT DETENTION CENTER (ADC)	IMPOUND LOT	GUN RANGE
BUILDING TYPE APPLIED	TYPE I	STORAGE (S-1) AND BUSINESS (B)	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)
FRONTAGE TYPE APPLIED	LANDSCAPE FRONTAGE	PARKING FRONTAGE	PARKING FRONTAGE
PROPOSED USE	CORRECTIONAL FACILITY	FLEX USE/GOVERNMENT SERVICE	CORRECTIONAL FACILITY
OCCUPANCY TYPE	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)	MIXED OCCUPANCY UNSEPARATED- BUSINESS (B) AND STORAGE (S-1)	ASSEMBLY (A-3) BUSINESS (B), AND STORAGE (S-1)
CONSTRUCTION TYPE	TYPE 1-B, SPRINKLERED-FULLY NFPA 13	TYPE II-B, SPRINKLERED	TYPE II-B, UNSPRINKLERED
TOTAL GROSS BUILDING AREA SF	249,173 SF	2,570 SF	6,370 SF
BUILDING HEIGHT (MAX. 3 STORIES)	73'-5"	19'-10"	22'-3"
MINIMUM LANDSCAPING SURFACE RATIO	20%	20%	20%
OPEN SPACE REQUIRED	5%	5%	5%
NATURAL AREA SF REQUIRED	5,000 SF MIN.	5,000 SF MIN.	5,000 SF MIN
TREE CANOPY RETENTION ACREAGE	0.97		
HISTORIC RESOURCE TREATMENT	NO	NO	NO
PARKING REQUIRED	PER END USER PROGRAMMING	PER END USER PROGRAMMING	PER END USER PROGRAMING
PARKING PROVIDED	161 SPACES	93 SPACES	40 SPACES

SITE DATA

PROPERTY

PROJECT NAME	CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN (ADULT DETENTION CENTER, FACILITIES MANAGEMENT, AND GUN RANGE)
PROJECT NUMBER	9214
ADDRESS	0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
PARCEL	090 00401 00009090, 090 003020005090 AND 090G C 01700 0000909OB
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	5TH
MAP	090 AND 090G
PARCEL	00401 AND 01700
SUBDIVISION	N/A
LOT AREA	32.23 ACRES (TOTAL)
PROJECT AREA	11.53 ACRES

ZONING

BASE ZONING	HI-HEAVY INDUSTRIAL ZONE
OVERLAY ZONING	HHO HILLSIDE HILLCREST OVERLAY
PROPOSED USE	CORRECTIONAL FACILITY
YARD FRONTING ON LOCAL STREET	30 FT
SIDE YARD	15 FT
REAR YARD	25 FT
BUILDING HEIGHT	69 FT

NORTH

GRAPHIC SCALE 60' 0 60' 120'

IMPACT STATEMENT

THE PROPOSED RE-DEVELOPMENT IS REPLACING THREE APPROVED COUNTY OWNED BUILDINGS. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOILID WASTE, AND PUBLIC RECREATIONAL FACILITIES, WILL NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

FLOOD NOTE

THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0195F REVISED SEPTEMBER 29, 2006.

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CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SMITH REGISTERED ENGINEER 9/3/2025

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OVERALL SITE LAYOUT PLAN

C200

49222.01
09.08.2025

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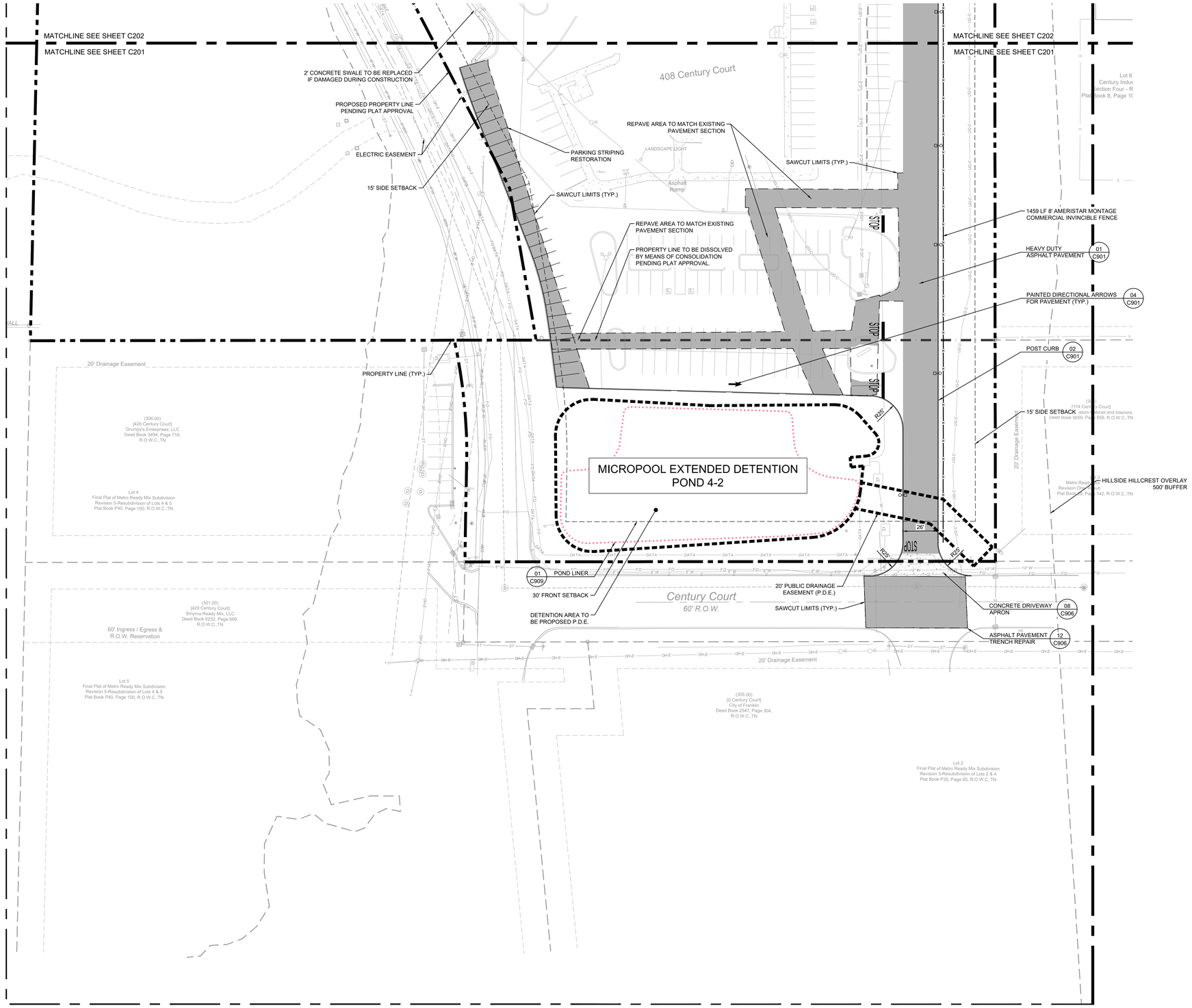
LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL
- PARKING COUNT
- SIGN
- LIGHTPOLE

NOTE:

1. ALL PAVEMENT RESTORATION WITHIN THE PROPERTY TO MATCH EXISITING PAVEMENT TYPE. CONTRACTOR TO VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES



NORTH

30' 0 30' 60'

GRAPHIC SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

JAMES LEVI DUCEY — REGISTERED ENGINEER — 109220 — STATE OF TENNESSEE — 09/22/2025

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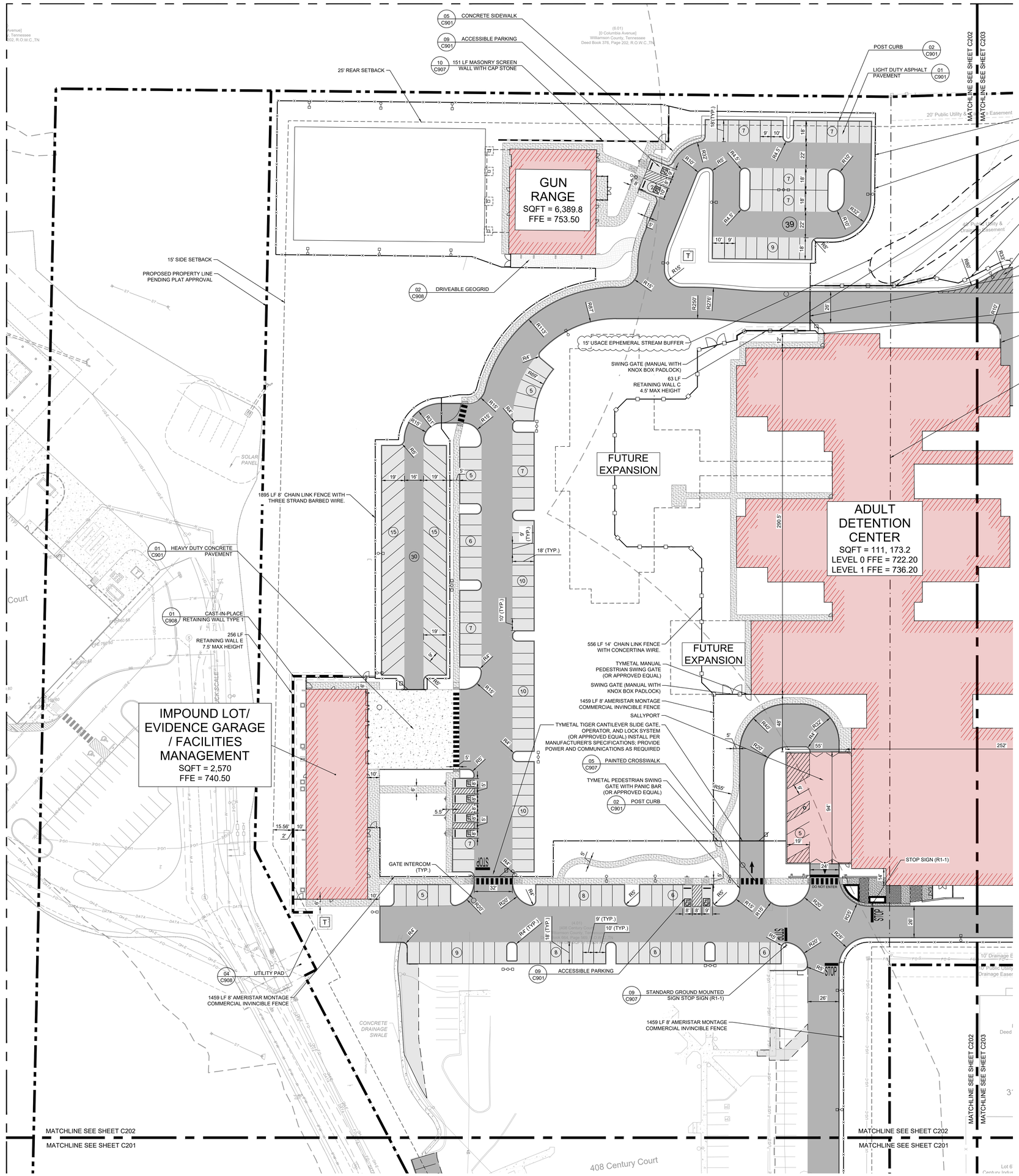
ENLARGED SITE LAYOUT PLAN

C201

49222.01
09.08.2025



LEGEND

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- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
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- HEAVY DUTY ASPHALT PAVEMENT
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- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL
- 00 PARKING COUNT
- SIGN
- LIGHTPOLE

NOTE:

ALL EQUIPMENT PADS SHALL BE CONSTRUCTED PER MANUFACTURER SPECIFICATIONS

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADJUST DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
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JAMES LEVI SCHRUM REGISTERED ENGINEER 9/3/2025
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ENLARGED SITE LAYOUT PLAN

C202

49222.01
09.08.2025

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LEGEND

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- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
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- LIGHT DUTY ASPHALT PAVEMENT
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- PARKING COUNT (00)
- SIGN
- LIGHTPOLE

NOTE:

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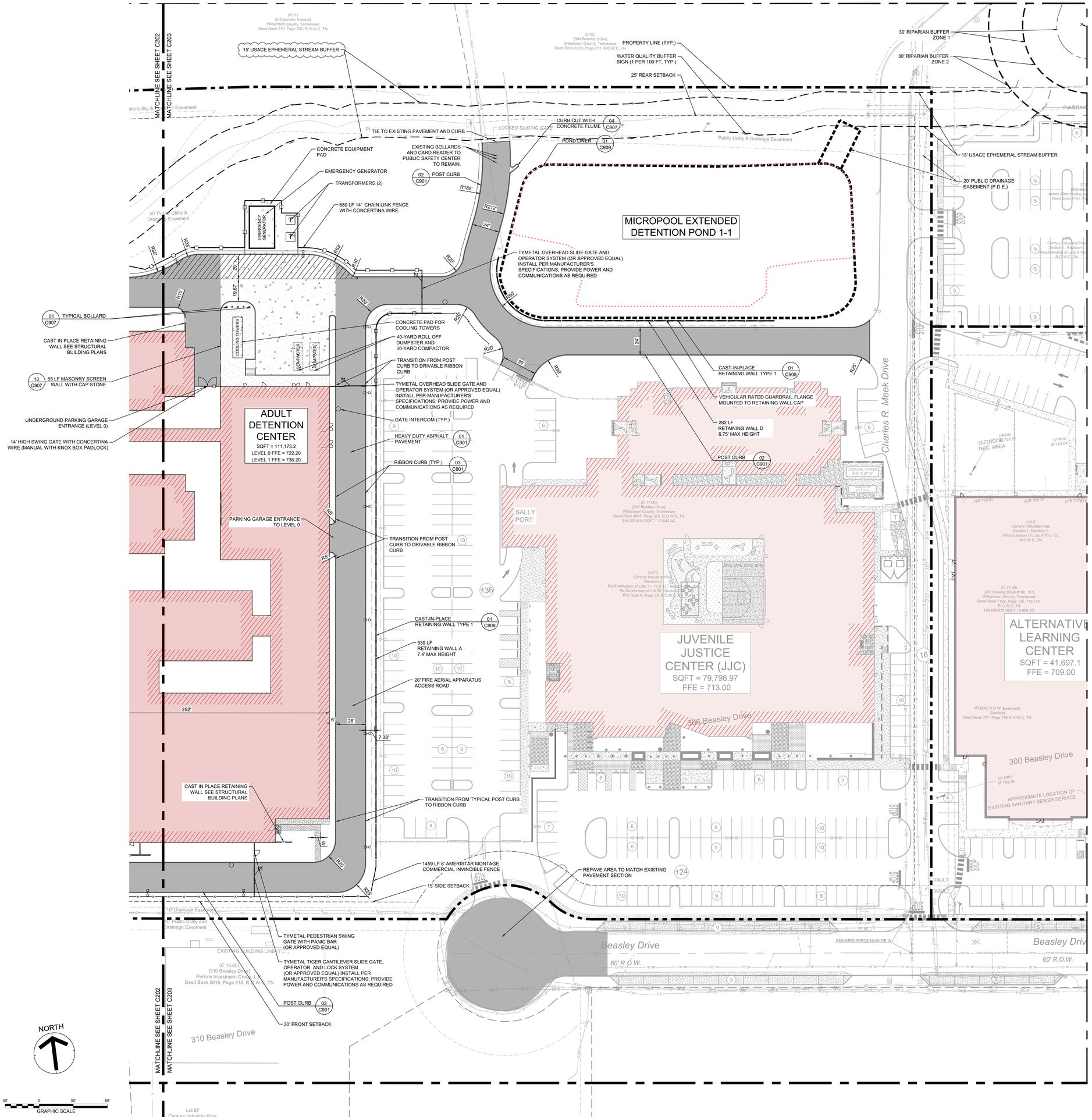

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SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

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FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHAW — REGISTERED ENGINEER — TENNESSEE — 9/3/2025

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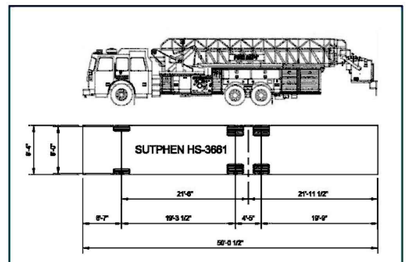
ENLARGED SITE LAYOUT PLAN

C203

49222.01
09.08.2025



R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF- WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN 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.

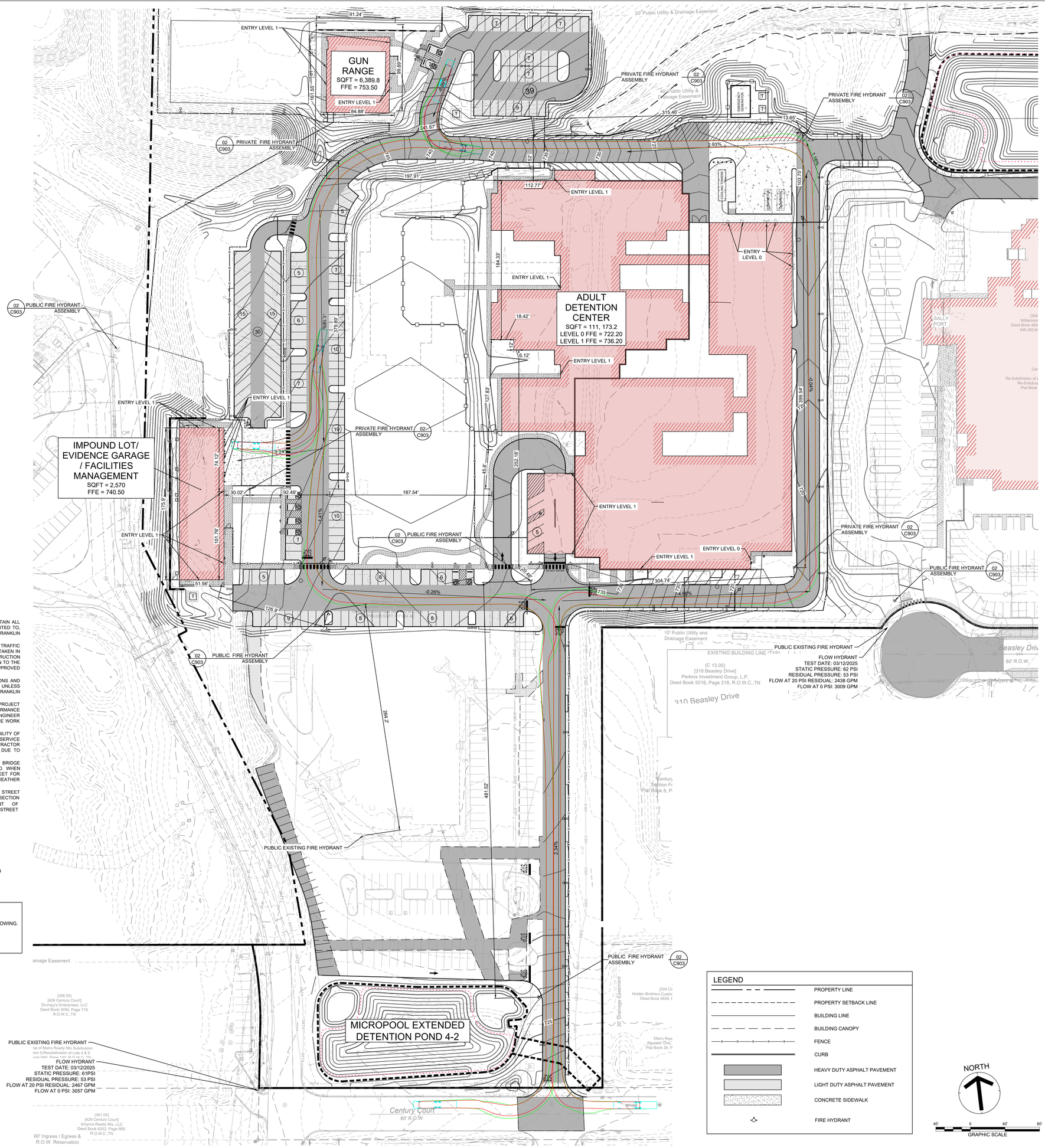
BUILDING CODE DATA CHART

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC:	230,149 SF
BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC:	A-2, A-3, B & I-3
CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC:	TYPE IB

CITY OF FRANKLIN PRIVATE FIRE HYDRANT NOTES:

1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNIET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING.
3. ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
4. 1000-GPM TO 999-GPM = PPG OIL-BASED SAFETY GREEN
5. 500-GPM TO 999-GPM = =PPG OIL-BASED SAFETY ORANGE
6. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.



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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCHAFER
REGISTERED ENGINEER
9/3/2025

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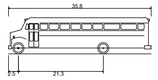
7	09.03.2026	REVISION RESUBMITTAL

EMERGENCY MANAGEMENT PLAN

C204

49222.01
09.08.2025

TENNESSEE CONVENTIONAL SCHOOL BUS



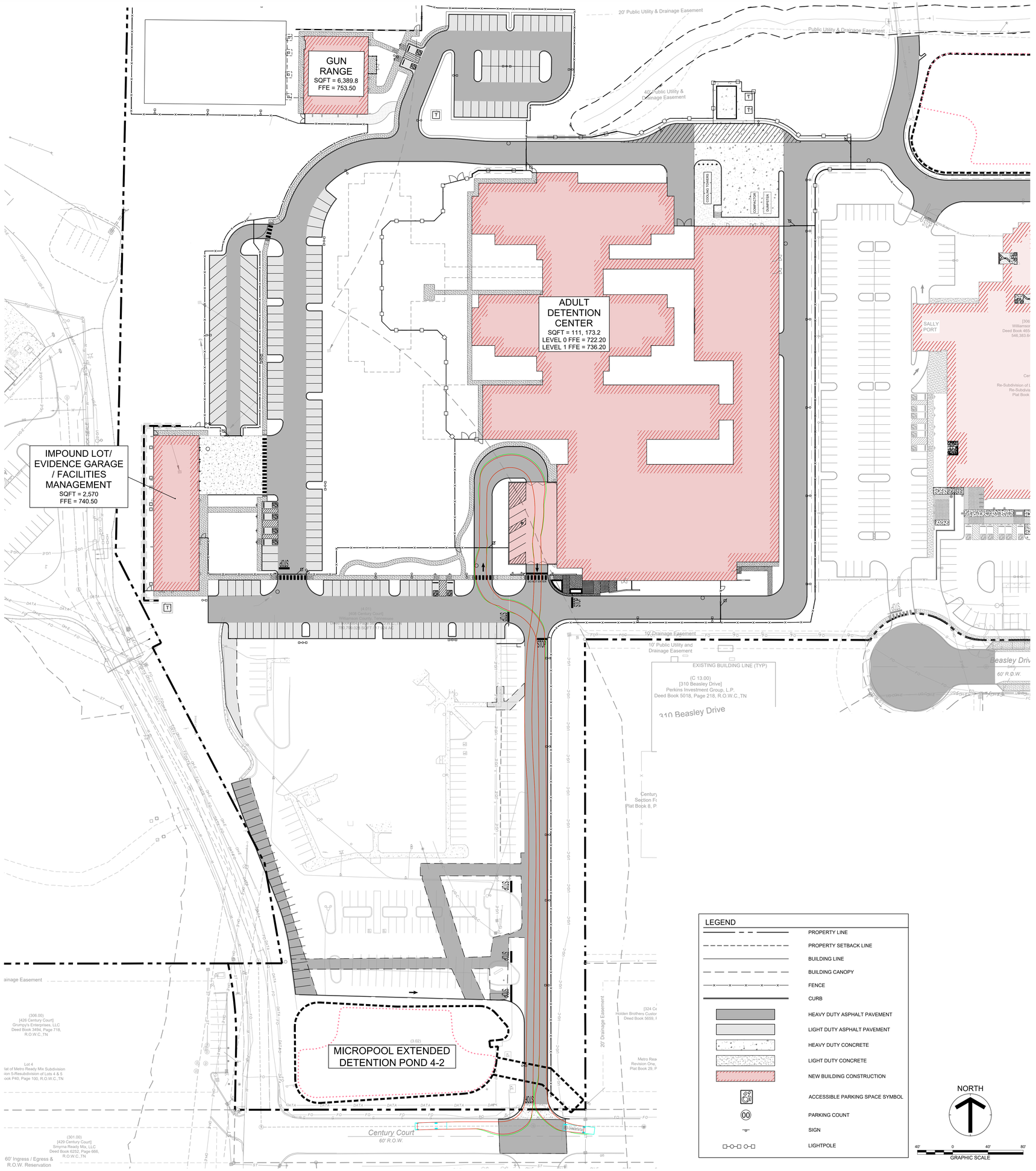
S-BUS-36 - Conventional School Bus (65 pass.)

Overall Length	35.800ft
Overall Width	8.000ft
Overall Body Height	9.063ft
Min Body Ground Clearance	1.184ft
Track Width	6.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	38.600ft

R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF- WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN 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.

NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL
- PARKING COUNT
- SIGN
- LIGHTPOLE

NORTH

40' 0 40' 80'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

STATE OF TENNESSEE
MISS LEVI E. SCOTT
REGISTERED
ARCHITECT
09/22/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

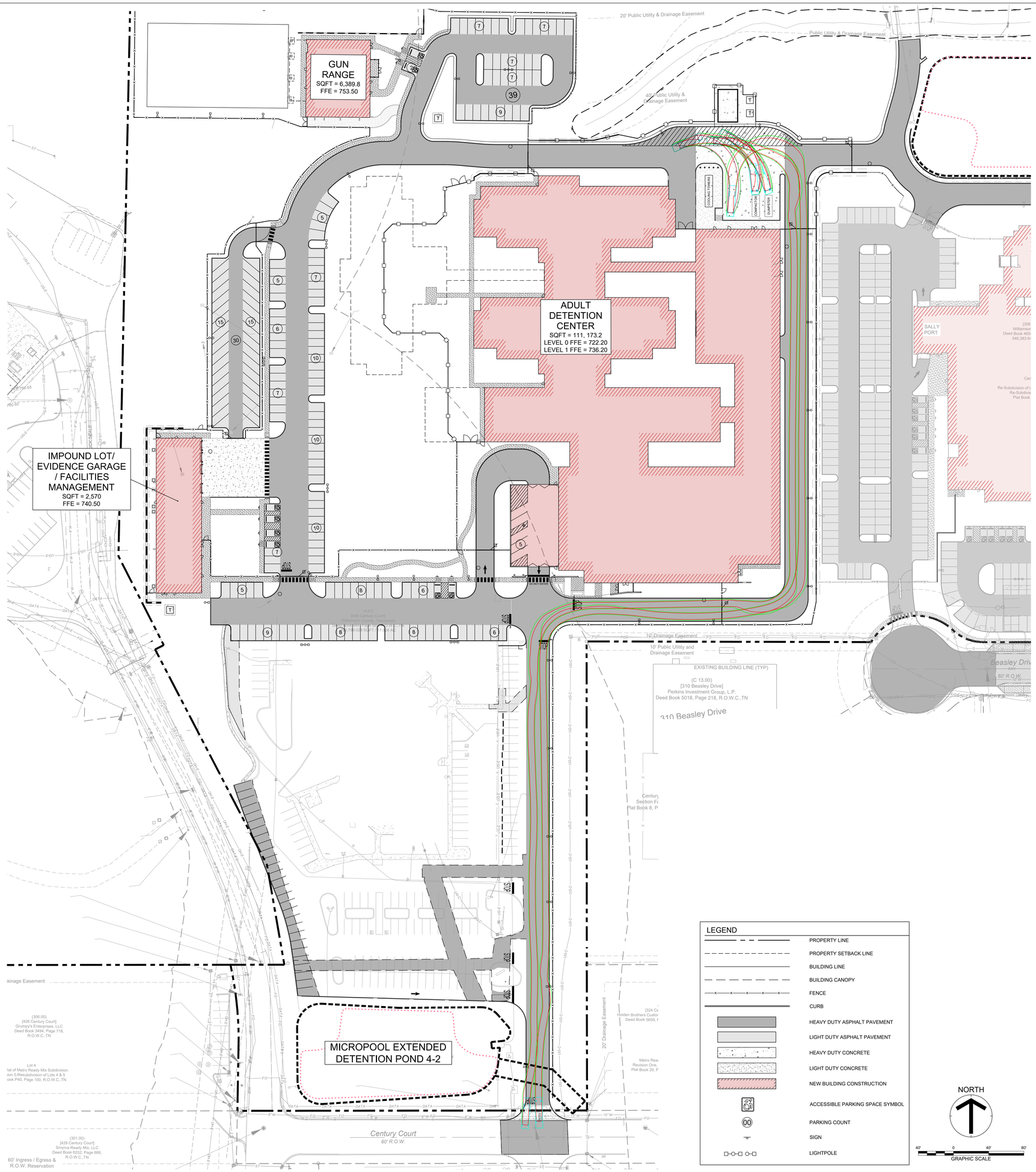
Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

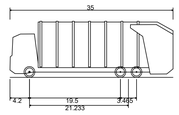
BUS ACCESS PLAN

C205

49222.01
09.08.2025



FRANKLIN FRONT LOAD GARBAGE TRUCK



Franklin Garbage Truck	
Overall Length	35.000ft
Overall Width	8.100ft
Overall Body Height	12.027ft
Min Body Ground Clearance	0.716ft
Track Width	6.600ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	46.000ft

R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL
- PARKING COUNT
- SIGN
- LIGHTPOLE

NORTH

40' 0 40' 80'
GRAPHIC SCALE

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WILLIAMSON COUNTY TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCRUGGS
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
STATE OF TENNESSEE
2026-04-13

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

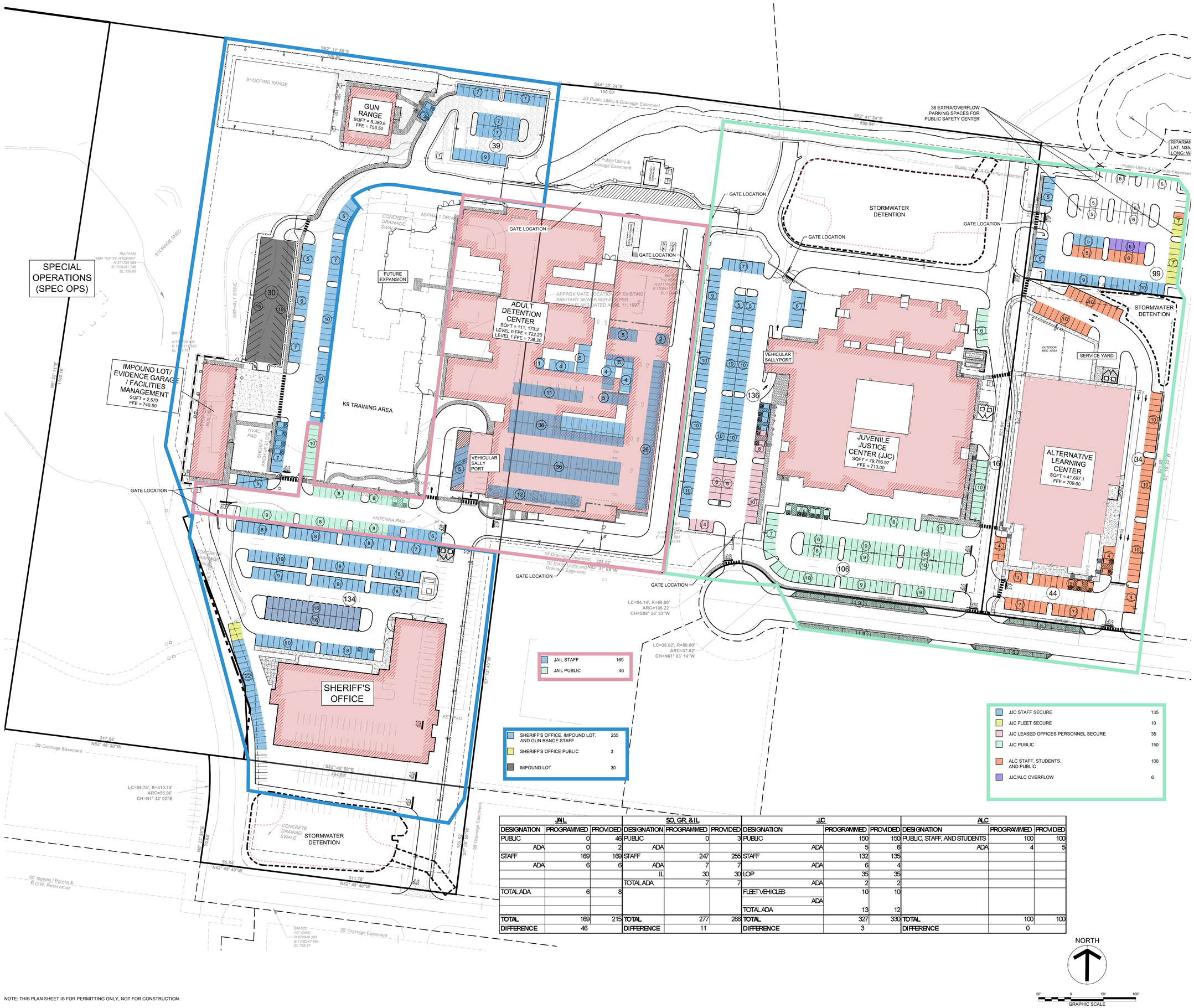
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

GARBAGE TRUCK ACCESS PLAN

C206

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



JAIL		
DESIGNATION	PROGRAMMED	PROVIDED
PUBLIC	0	46
ADA	0	2
STAFF	169	169
ADA	6	6
TOTAL ADA	6	8
TOTAL	169	215
DIFFERENCE	46	

SO, GR, & IL		
DESIGNATION	PROGRAMMED	PROVIDED
PUBLIC	0	3
ADA		
STAFF	247	255
ADA	7	7
IL	30	30
TOTAL ADA	7	7
TOTAL	277	288
DIFFERENCE	11	

JJC		
DESIGNATION	PROGRAMMED	PROVIDED
PUBLIC	150	150
ADA	5	6
STAFF	132	135
ADA	6	4
LOP	35	35
ADA	2	2
FLEET VEHICLES	10	10
ADA		
TOTAL ADA	13	12
TOTAL	327	330
DIFFERENCE	3	

ALC		
DESIGNATION	PROGRAMMED	PROVIDED
PUBLIC, STAFF, AND STUDENTS	100	100
ADA	4	5
TOTAL	100	100
DIFFERENCE	0	

NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.

NORTH

GRAPHIC SCALE 50' 0 50' 100'

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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHAW
REGISTERED ENGINEER
ARIZONA
9/3/2025

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Revision

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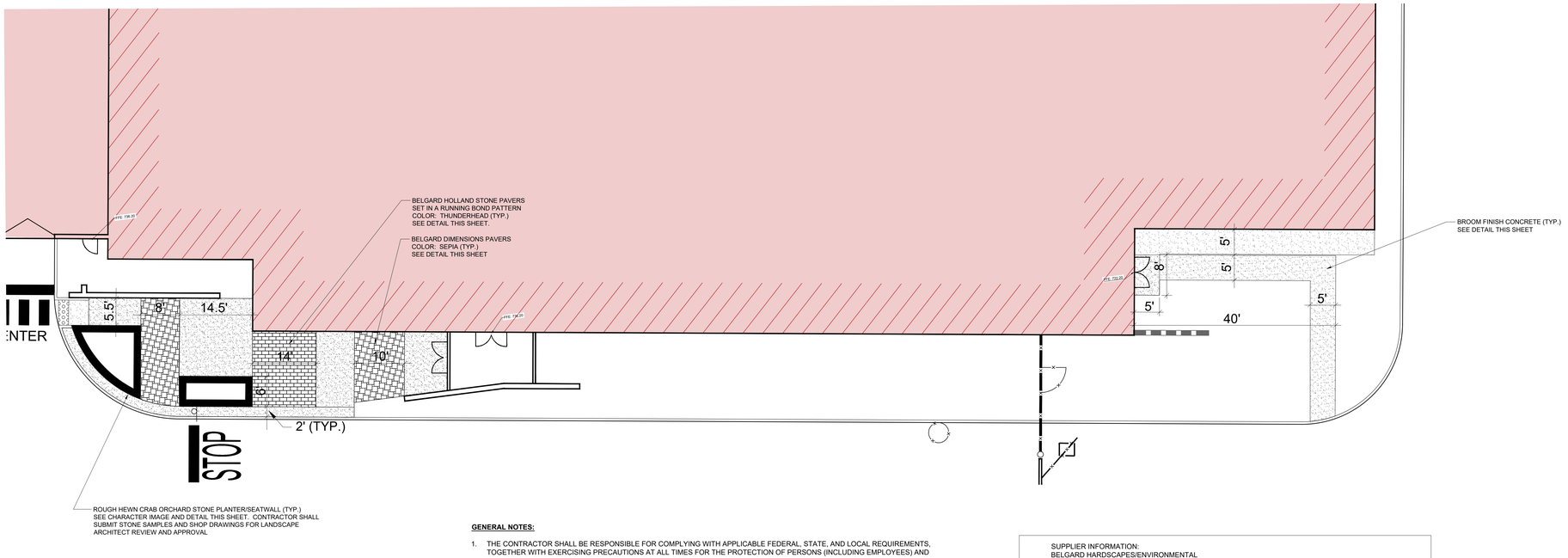
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

PARKING PLAN

C207

49222.01
09.08.2025

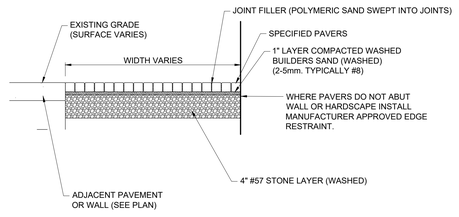


GENERAL NOTES:

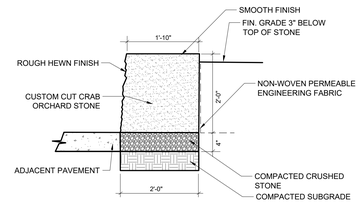
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS
9. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
10. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.

PLANTER/SEATWALL CHARACTER IMAGE
N.T.S.

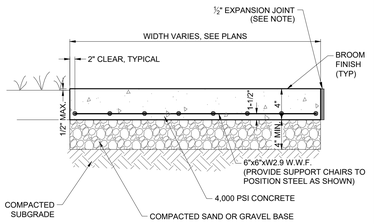
SUPPLIER INFORMATION:
BELGARD HARDSCAPES/ENVIRONMENTAL
600 CARDIFF VALLEY ROAD
ROCKLAND, TN 37854
PHONE: DARRYL SAPP- (865) 388-8707



BRICK PAVER DETAIL
N.T.S.



PLANTER/SEATWALL DETAIL
N.T.S.

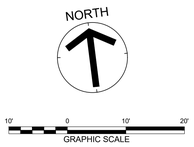


NOTE:

PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.

PROVIDE EXPANSION JOINTS AT 50'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.

BROOM FINISH CONCRETE DETAIL
N.T.S.



Gresham Smith
GreshamSmith.com
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Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

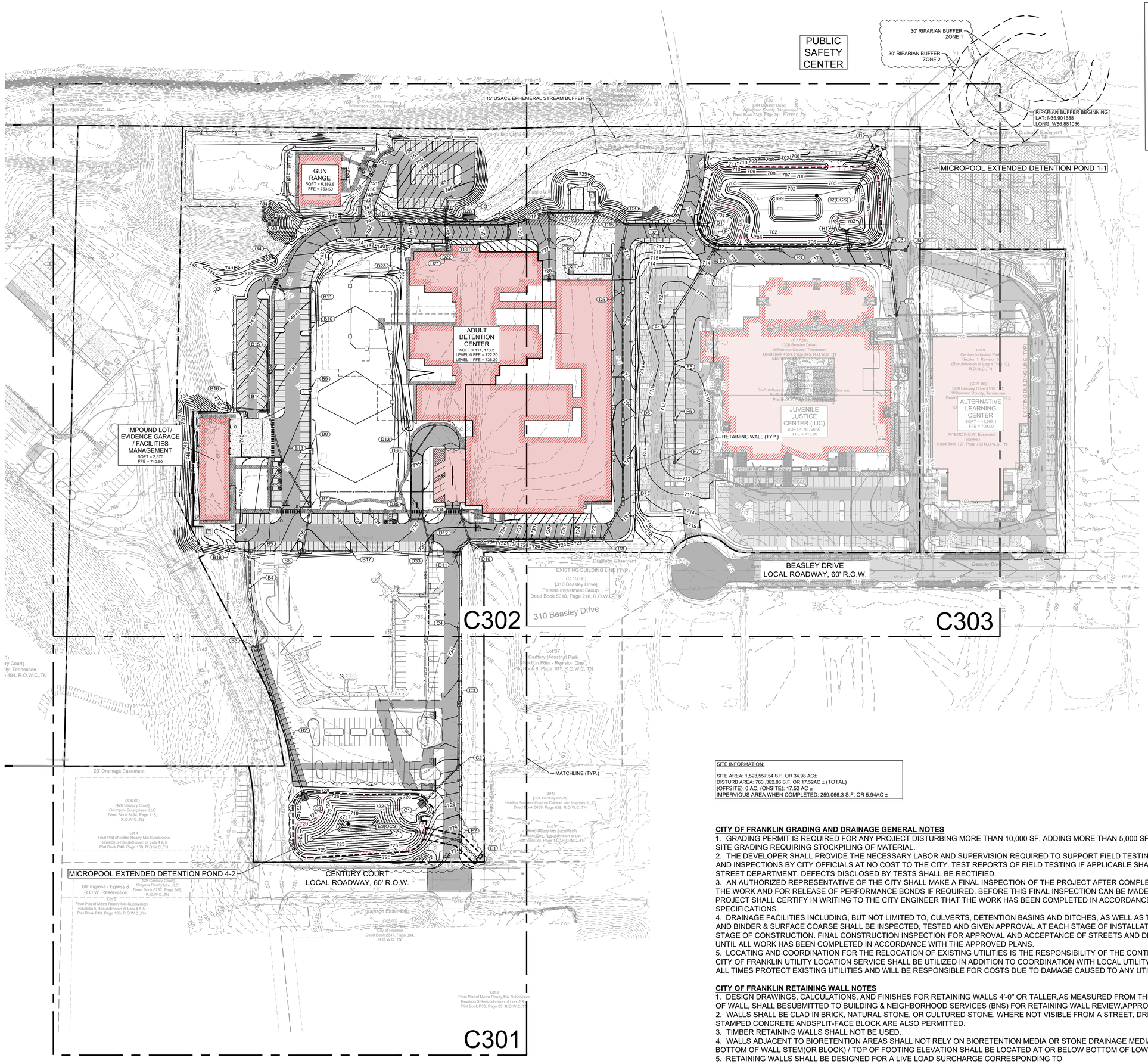
THIS SHEET HAS BEEN SEALED DIGITALLY

Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

HARDSCAPE PLAN

C208

49222.01
09.08.2025



LEGEND

- PROPERTY LINE
- BUILDING LINE
- RETAINING WALL
- 198.50 — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 BOTTOM OF CURB — CURB ELEVATION
- 198.50(F) — FLUSH ELEVATION
- TW:198.50 — TOP OF WALL ELEVATION
- BW:198.50 — BOTTOM OF WALL ELEVATION

SITE INFORMATION:

SITE AREA: 1,523,557.54 S.F. OR 34.98 AC±
DISTURB AREA: 763,.382.86 S.F. OR 17.52AC ± (TOTAL)
(OFFSITE): 0 AC, (ONSITE): 17.52 AC ±
IMPERVIOUS AREA WHEN COMPLETED: 259,066.3 S.F. OR 5.94AC ±

NORTH

60' 0 60' 120'
GRAPHIC SCALE

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES

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

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER,AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BESUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW,APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE ANDSPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM(OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTSSHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OUR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

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222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

OVERALL GRADING PLAN

C300

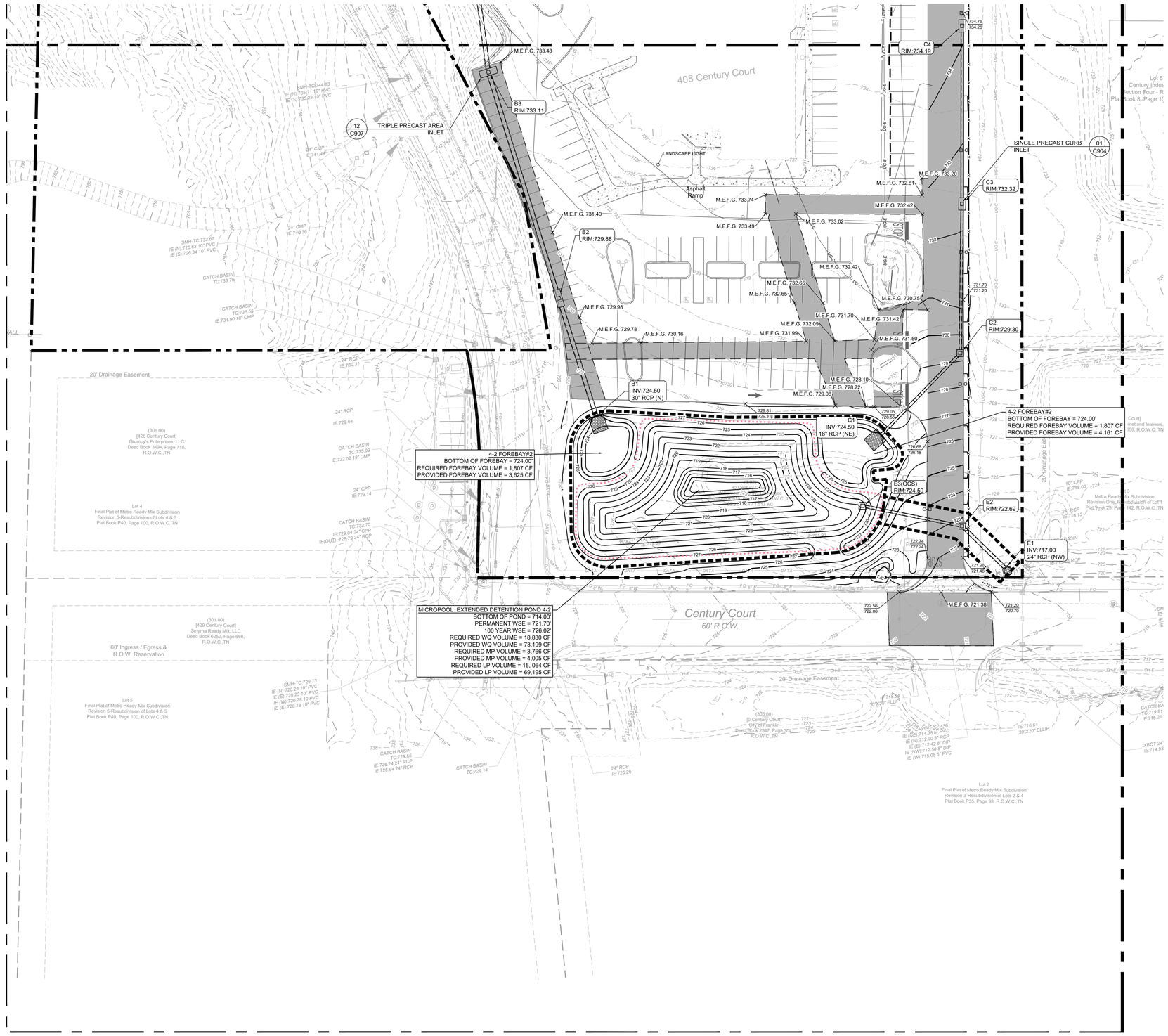
49222.01
09.08.2025

LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 TOP OF CURB 198.30 BOTTOM OF CURB	CURB ELEVATION
198.50(F)	FLUSH ELEVATION
TW:198.50	TOP OF WALL ELEVATION
BW:198.50	BOTTOM OF WALL ELEVATION

DETAIL KEY

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
MH	STORM MANHOLE	SHEET C904, DETAIL 05
HW	HEADWALL	SHEET C904, DETAIL 04



CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWING, CALCULATIONS, AND FINISHED FOR RETAINING WALLS 4'-0 OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
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NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

MEIS LEVI SCOTT REGISTERED LANDSCAPE ARCHITECT 9/30/2026

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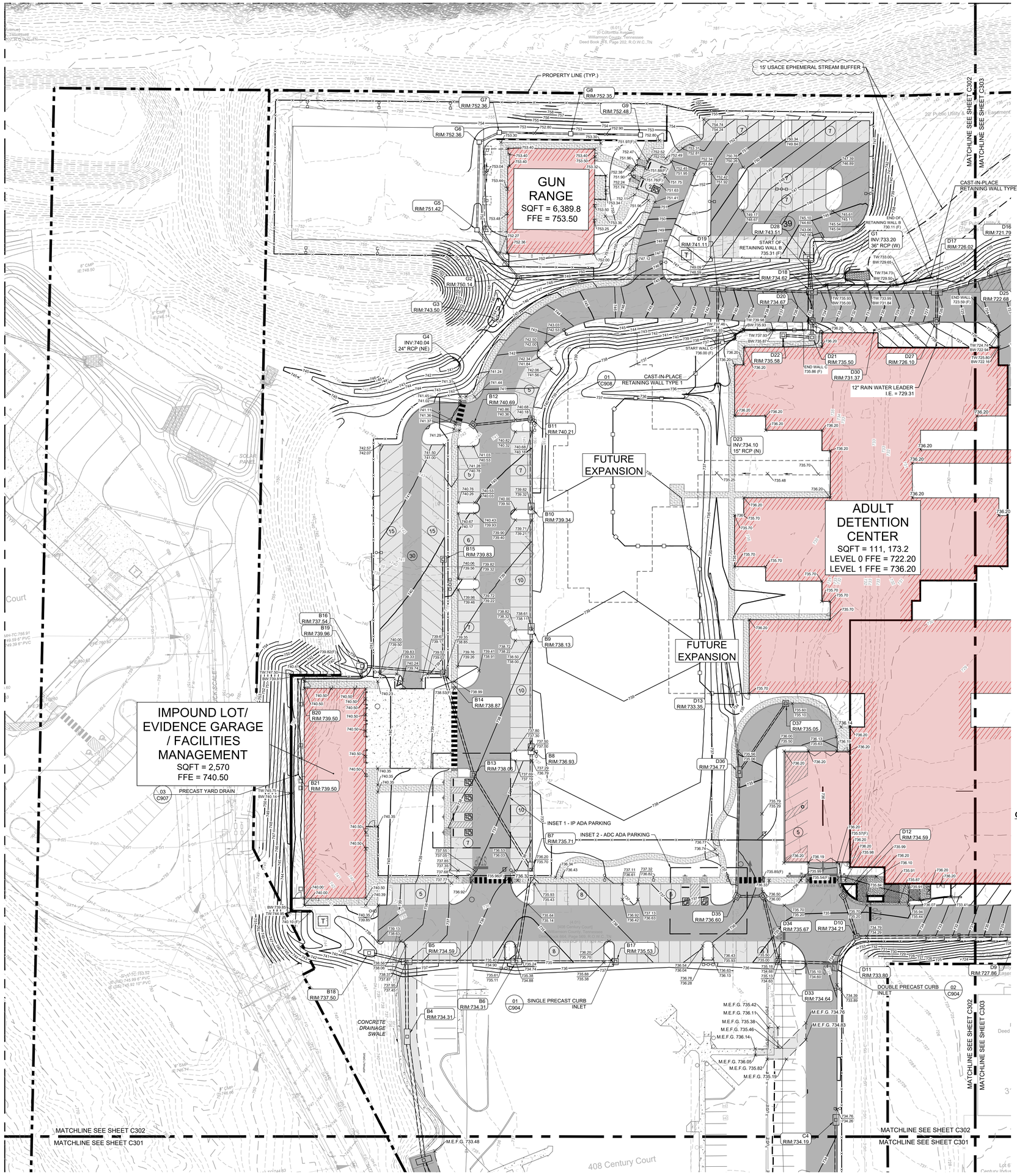
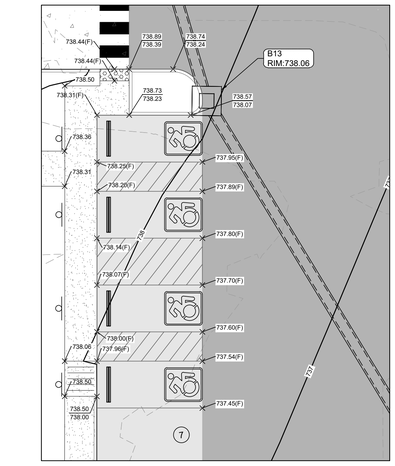
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED GRADING PLAN

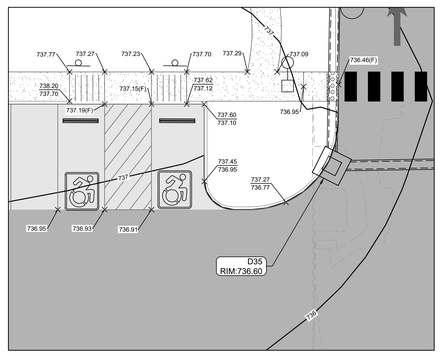
C301

49222.01
09.08.2025





INSET 1 - IL ADA PARKING
SCALE: 1" = 10'



INSET 2 - ADC ADA PARKING
SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- BUILDING LINE
- RETAINING WALL
- 198.50 — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 BOTTOM OF CURB — CURB ELEVATION
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NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
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Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THOMAS LEVI SCOTT
REGISTERED ENGINEER
STATE OF TENNESSEE
09/22/25

THIS SHEET HAS BEEN SEALED DIGITALLY

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ENLARGED GRADING PLAN

C302

49222.01
09.08.2025

LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 TOP OF CURB 198.30 BOTTOM OF CURB	CURB ELEVATION
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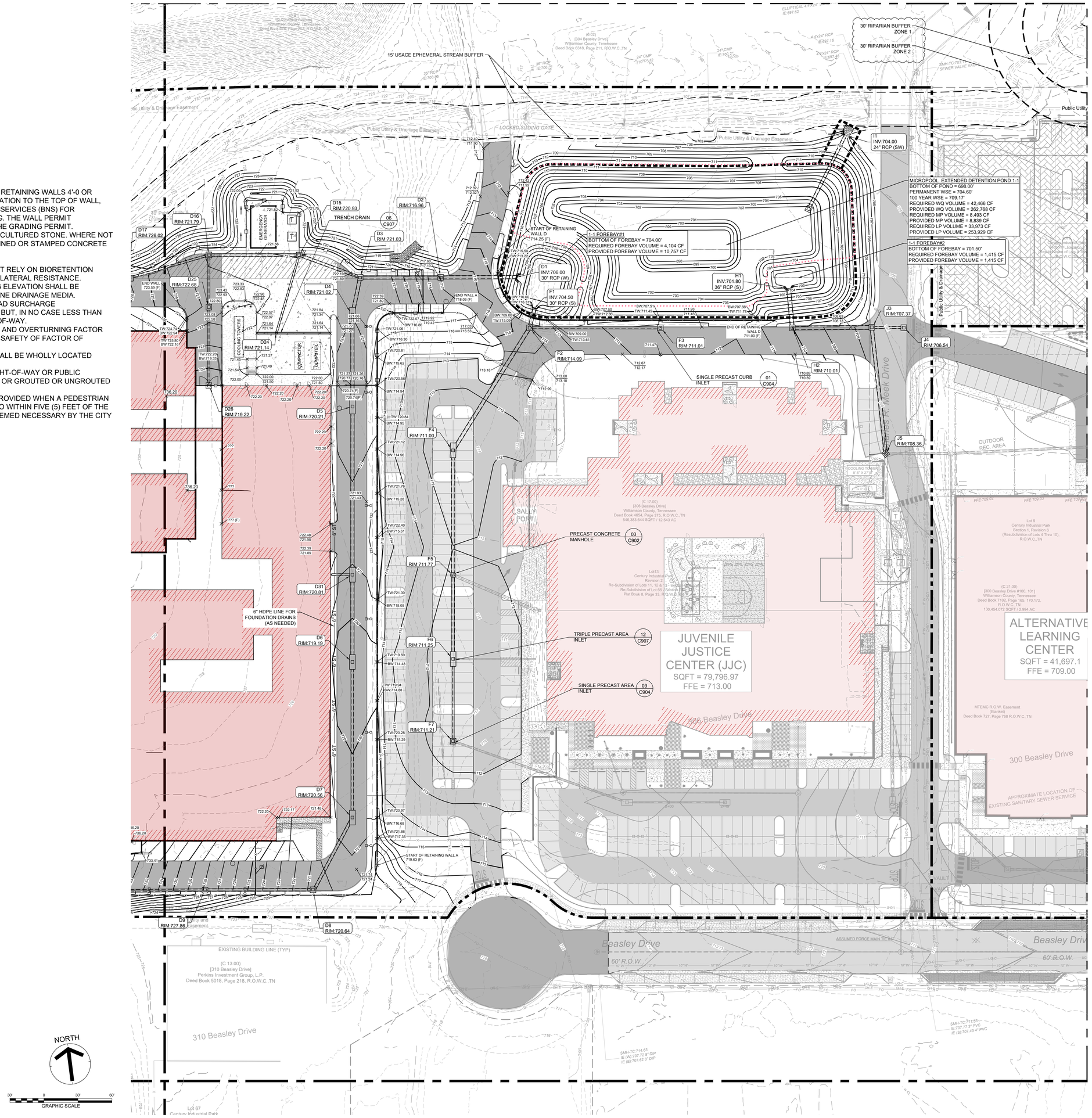

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP
REGISTERED ENGINEER
AUSTIN PEAY
9/3/2025

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Revision

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0	12.12.2025	IFB/COF
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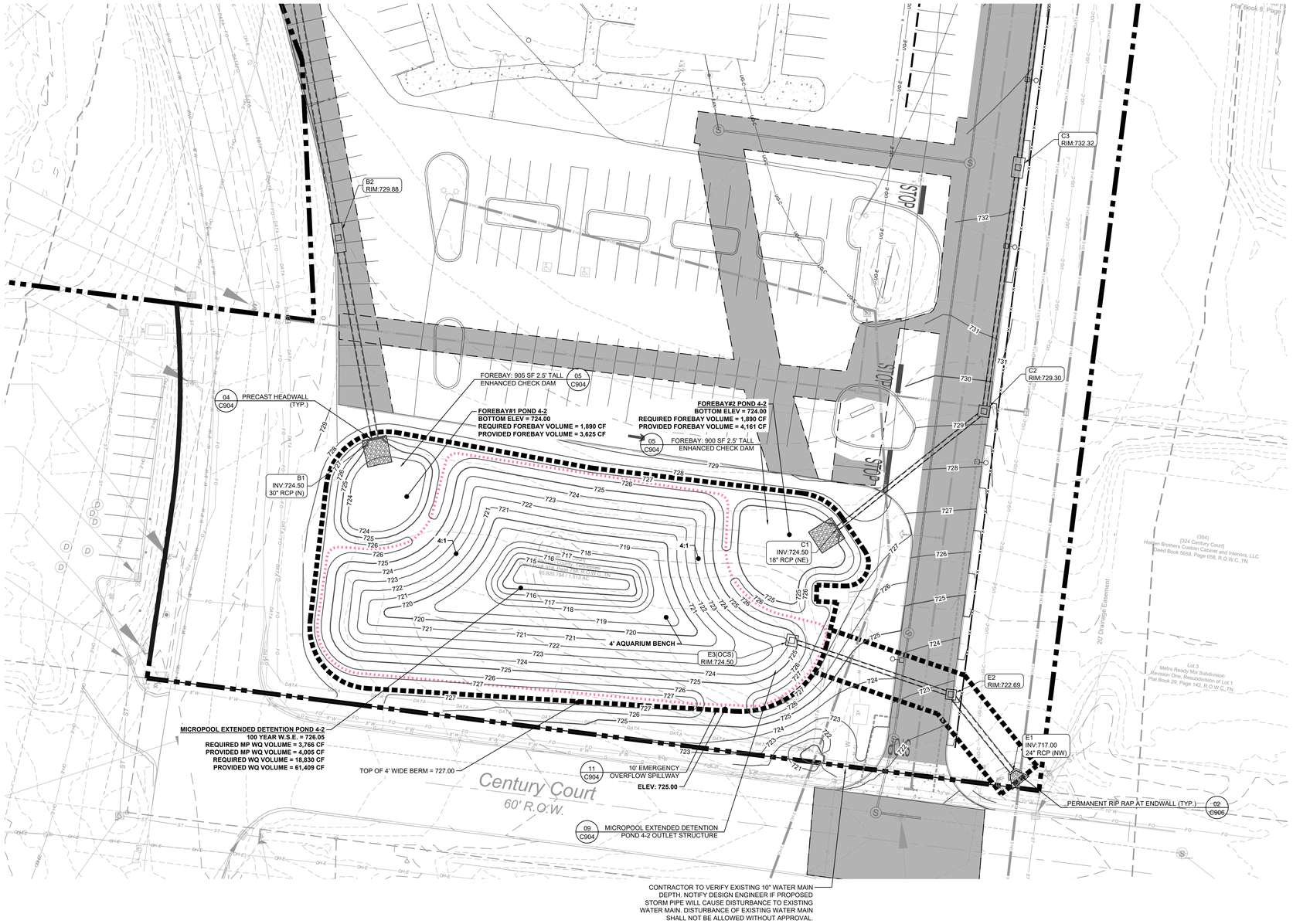
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED GRADING PLAN

C303

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



GRADING AND DRAINAGE GENERAL NOTES

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NOTE:

1. **SEE SHEET C307 FOR FULL PIPE STRUCTURES AND TABLES.**
2. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF THE WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
3. SEDIMENT BASINS AND TRAPS SHALL BE DEWATERED AND ALL SEDIMENT TO BE REMOVED PRIOR TO REGRADING FOR PERMANENT BIORETENTION PONDS. TEMPORARY SEDIMENT BASIN STRUCTURES AND PIPES ARE NOT TO BE REMOVED OR CONVERTED TO THE BIORETENTION POND PERMANENT STRUCTURES AND PIPES UNTIL AFTER THE DRAINAGE AREA HAS REACHED FINAL STABILIZATION. STRUCTURES AND PIPES SHALL BE CLEANED OF SEDIMENT BEFORE CONVERSION TO PERMANENT STRUCTURES AND PIPES.

LEGEND

- PROPERTY LINE
- BUILDING LINE
- RETAINING WALL
- 198.50 — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 BOTTOM OF CURB — CURB ELEVATION
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NORTH

20' 0 20' 40'
GRAPHIC SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCHUTZ
REGISTERED
ENGINEER
9/3/2025
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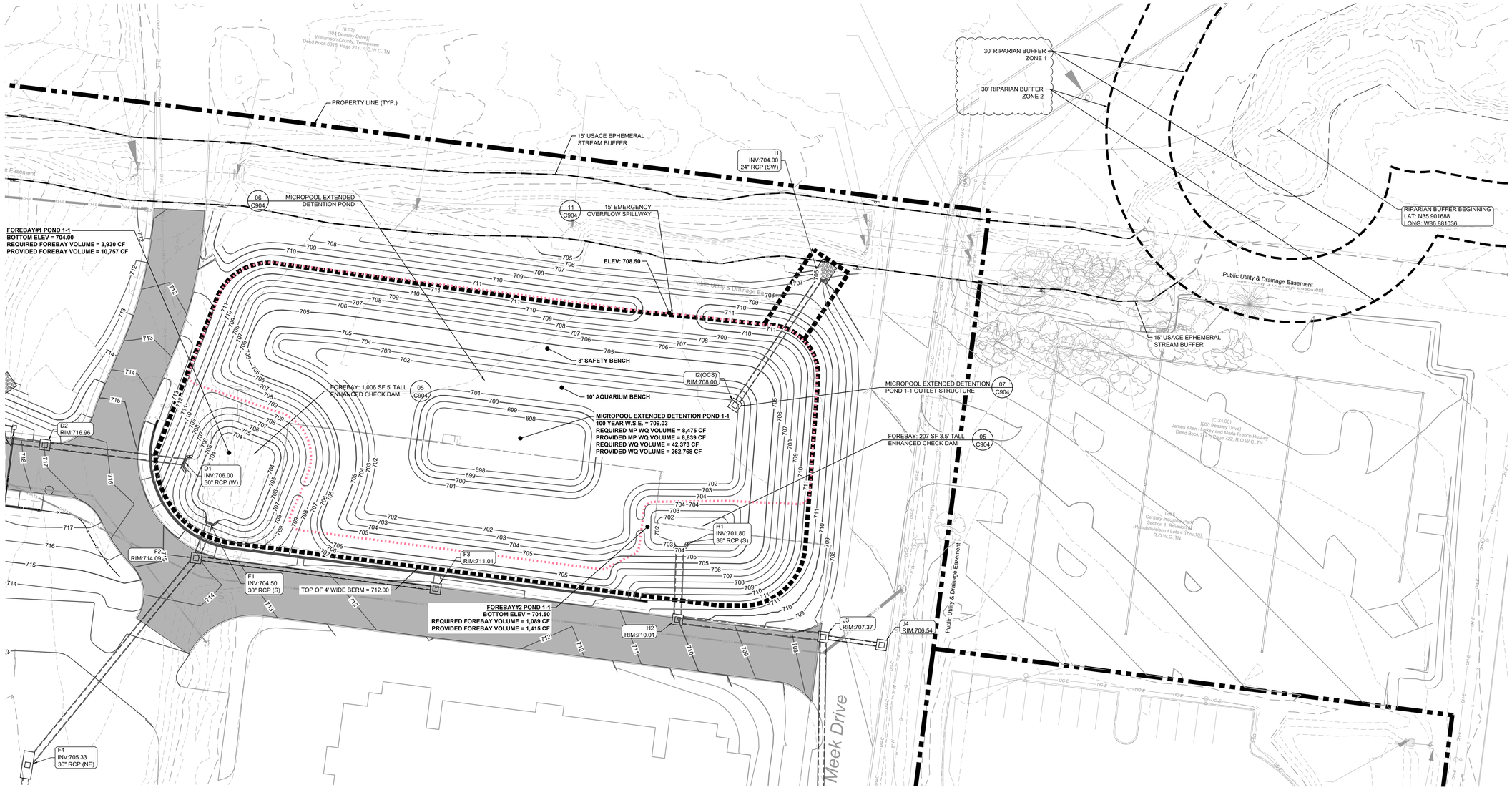
ENLARGED DRAINAGE PLAN

C304

49222.01
09.08.2025



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NOTE:

1. **SEE SHEET C307 FOR FULL PIPE STRUCTURES AND TABLES.**
2. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF THE WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
3. SEDIMENT BASINS AND TRAPS SHALL BE DEWATERED AND ALL SEDIMENT TO BE REMOVED PRIOR TO REGRADING FOR PERMANENT BIORETENTION PONDS. TEMPORARY SEDIMENT BASIN STRUCTURES AND PIPES ARE NOT TO BE REMOVED OR CONVERTED TO THE BIORETENTION POND PERMANENT STRUCTURES AND PIPES UNTIL AFTER THE DRAINAGE AREA HAS REACHED FINAL STABILIZATION. STRUCTURES AND PIPES SHALL BE CLEANED OF SEDIMENT BEFORE CONVERSION TO PERMANENT STRUCTURES AND PIPES.

LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 TOP OF CURB / 198.30 BOTTOM OF CURB	CURB ELEVATION
198.50(F)	FLUSH ELEVATION
TW:198.50	TOP OF WALL ELEVATION
BW:198.50	BOTTOM OF WALL ELEVATION

DETAIL KEY

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
MH	STORM MANHOLE	SHEET C904, DETAIL 05
HW	HEADWALL	SHEET C904, DETAIL 04

NORTH

20' 0 20' 40'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI DISCH
REGISTERED ENGINEER
AGRICULTURAL
09/22/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED DRAINAGE PLAN

C305

49222.01
09.08.2025

DETAIL KEY:

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
DAI	DOUBLE AREA INLET	SHEET C907, DETAIL 11
TAI	TRIPLE AREA INLET	SHEET C907, DETAIL 12
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
DCI	DOUBLE CURB INLET	SHEET C904, DETAIL 02
TCI	TRIPLE CURB INLET	SHEET C907, DETAIL 08
OS	OUTLET STRUCTURE	SHEET C904, DETAILS 06 & 07
CO	CLEANOUT	SHEET C903, DETAIL 06
MH	STORM MANHOLE	SHEET C902, DETAIL 03
HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
C1	HW	N/A	C2-C1 - 18" RCP (NE) : 724.50	
C2	SCI	729.30	C2-C3 - 18" RCP (N) : 725.01	C2-C1 - 18" RCP (SW) : 725.01
C3	DCI	732.32	C3-C4 - 18" RCP (N) : 726.08	C2-C3 - 18" RCP (S) : 725.58
C4	DCI	734.19		C3-C4 - 18" RCP (S) : 729.72
D1	HW	N/A	D2-D1 - 30" RCP (W) : 706.00	
D2	SCI	716.96	D3-D2 - 30" RCP (W) : 707.44	D2-D1 - 30" RCP (E) : 707.34
D3	SCI	721.83	D4-D3 - 30" RCP (S) : 709.10 D15-D3 - 24" RCP (NW) : 708.96	D3-D2 - 30" RCP (E) : 708.86
D4	TAI	721.02	D5-D4 - 30" RCP (S) : 709.62	D4-D3 - 30" RCP (N) : 709.52
D5	TAI	720.21	D31-D5 - 30" RCP (S) : 710.73	D5-D4 - 30" RCP (N) : 710.63
D6	TAI	719.19	D7-D6 - 24" RCP (S) : 714.50	D6-D31 - 30" RCP (N) : 714.28
D7	TAI	720.56	D8-D7 - 24" RCP (SW) : 715.69	D7-D6 - 24" RCP (N) : 715.59
D8	SCI	720.64	D9-D8 - 24" RCP (W) : 716.10	D8-D7 - 24" RCP (NE) : 716.05
D9	SCI	727.86	D10-D9 - 24" RCP (W) : 721.94	D9-D8 - 24" RCP (E) : 721.94
D10	SCI	734.21	D11-D10 - 24" RCP (SW) : 727.10 D12-D10 - 18" RCP (N) : 727.55	D10-D9 - 24" RCP (E) : 727.00
D11	TAI	733.80	D33-D10 - 18" RCP (W) : 727.34	D11-D10 - 24" RCP (NE) : 727.29
D12	SCI	734.59	D13-D12 - 8" HDPE (N) : 728.00	D12-D10 - 18" RCP (S) : 727.79
D13	CO	736.19		D13-D12 - 8" HDPE (S) : 730.00
D15	SCI	720.93	D24-D15 - 15" RCP (SW) : 712.26 D16-D15 - 24" RCP (W) : 709.78	D15-D3 - 24" RCP (SE) : 709.68
D16	SCI	721.79	D25-D16 - 18" RCP (S) : 710.87 D17-D16 - 18" RCP (W) : 713.77	D16-D15 - 24" RCP (E) : 710.77
D17	DCI	726.02	D18-D17 - 18" RCP (W) : 718.10 D27-D17 - 15" RCP (S) : 719.80	D17-D16 - 18" RCP (E) : 717.10
D18	DCI	734.62	D19-D18 - 18" RCP (W) : 726.98 D20-D18 - 18" RCP (S) : 728.62 D28-D18 - 15" RCP (N) : 728.77	D18-D17 - 18" RCP (E) : 725.78
D19	TCI	741.11	D23-D19 - 15" RCP (S) : 732.72	D19-D18 - 18" RCP (E) : 732.72
D20	SCI	734.67	D21-D20 - 18" RCP (S) : 729.40	D20-D18 - 18" RCP (N) : 729.31
D21	SAI	735.50	D22-D21 - 15" RCP (W) : 729.81	D21-D20 - 18" RCP (N) : 729.56
D22	SAI	735.58	D39-D22 - 8" HDPE (S) : 730.50	D22-D21 - 15" RCP (E) : 730.29
D23	HW	N/A		D23-D19 - 15" RCP (N) : 734.10
D24	TD	721.14		D24-D15 - 15" RCP (NE) : 715.27
D25	SAI	722.68	D26-D25 - 18" RCP (S) : 711.32	D25-D16 - 18" RCP (N) : 711.22
D26	SAI	719.22		D26-D25 - 18" RCP (N) : 711.83
D27	SCI	726.10	D38-D27 - 8" HDPE (S) : 721.20 D30-D29 - 12" HDPE (W) : 721.20	D27-D17 - 15" RCP (N) : 721.01
D28	DCI	743.51		D28-D18 - 15" RCP (S) : 731.25
D30	CO	731.37		D30-D29 - 12" HDPE (E) : 727.00
D31	TAI	720.81	D6-D31 - 30" RCP (S) : 713.51 D32-D31 - 18" HDPE (W) : 713.51	D31-D5 - 30" RCP (N) : 712.58
D32	CO	721.87		D32-D31 - 18" HDPE (E) : 713.69

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
D38	CO	728.27		D38-D27 - 8" HDPE (N) : 722.00
D39	PROP - 8 N/A YLINDRICAL STRUCTURE	735.96		D39-D22 - 8" HDPE (N) : 732.07
F1	HW	707.85	F2-F1 - 30" RCP (S) : 704.50	
F2	SAI	714.09	F3-F2 - 18" RCP (E) : 705.69 F4-F2 - 30" RCP (SW) : 704.69	F2-F1 - 30" RCP (N) : 704.59
F3	SCI	711.01		F3-F2 - 18" RCP (W) : 706.93
F4	TAI	711.00	F5-F4 - 30" RCP (S) : 705.43	F4-F2 - 30" RCP (NE) : 705.33
F5	MH	711.77	F6-F5 - 24" RCP (S) : 706.08	F5-F4 - 30" RCP (N) : 705.98
F6	N/A TAI	711.25	F7-F6 - 18" RCP (S) : 706.55	F6-F5 - 24" RCP (N) : 706.45
F7	N/A SAI	711.21		F7-F6 - 18" RCP (N) : 706.91
G1	HW	737.10	G2-G1 - 36" RCP (W) : 733.20	
G2	MH	750.14	G3-G2 - 24" RCP (SW) : 737.38 G5-G2 - 12" HDPE (NW) : 747.00	G2-G1 - 36" RCP (E) : 737.28
G3	N/A DAI	743.50	G4-G3 - 24" RCP (SW) : 738.63	G3-G2 - 24" RCP (NE) : 738.53
G4	HW	742.85		G4-G3 - 24" RCP (NE) : 740.04
G5	YI	751.42	G6-G5 - 12" HDPE (N) : 748.64	G5-G2 - 12" HDPE (SE) : 748.54
G6	YI	752.36	G7-G6 - 12" HDPE (E) : 749.11	G6-G5 - 12" HDPE (S) : 749.01
G7	YI	752.36	G8-G7 - 12" HDPE (E) : 749.31	G7-G6 - 12" HDPE (W) : 749.21
G8	YI	752.35	G9-G8 - 12" HDPE (E) : 749.71	G8-G7 - 12" HDPE (W) : 749.61
G9	YI	752.48		G9-G8 - 12" HDPE (W) : 750.00

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
H1	HW	N/A	H2-H1 - 36" RCP (S) : 701.80	
H2	SCI	710.01	J3-H2 - 36" RCP (E) : 701.97	H2-H1 - 36" RCP (N) : 701.97
J3	SAI	707.37	J4-J3 - 18" RCP (E) : 702.42 J5-J3 - 30" RCP (S) : 702.32	J3-H2 - 36" RCP (W) : 702.32
J4	SCI	706.54		J4-J3 - 18" RCP (W) : 702.76
J5	SAI	708.36	TJ6-J5 - 24" RCP (W) : 704.00	J5-J3 - 30" RCP (N) : 702.99
TJ6	HW	N/A		TJ6-J5 - 24" RCP (E) : 707.30

TEMPORARY STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
TP1	YI	N/A	TP2-TP1 - 15" CORRUGATED HDPE PIPE (N) : 731.24	
TP2	YI	738.22	TP3-TP2 - 15" CORRUGATED HDPE PIPE (NE) : 731.52	TP2-TP1 - 15" CORRUGATED HDPE PIPE (S) : 731.52
TP3	YI	735.43	TP4-TP3 - 12" CORRUGATED HDPE PIPE (N) : 731.64	TP3-TP2 - 15" CORRUGATED HDPE PIPE (SW) : 731.64
TP4	YI	737.04	TP5-TP4 - 12" CORRUGATED HDPE PIPE (NE) : 731.81	TP4-TP3 - 12" CORRUGATED HDPE PIPE (S) : 731.81
TP5	YI	736.16		TP5-TP4 - 12" CORRUGATED HDPE PIPE (SW) : 732.17

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
B6	DCI	734.31	B7-B6 - 18" RCP (N) : 729.80 B17-B6 - 15" RCP (E) : 730.05	B6-B5 - 24" RCP (W) : 729.30
B7	TCI	735.71	B8-B7 - 18" RCP (N) : 730.71 B13-B7 - 18" RCP (NW) : 730.61	B7-B6 - 18" RCP (S) : 730.61
B8	DCI	736.93	B9-B8 - 18" RCP (N) : 732.96	B8-B7 - 18" RCP (S) : 732.86
B9	DCI	738.13	B10-B9 - 18" RCP (N) : 734.35	B9-B8 - 18" RCP (S) : 734.25
B10	DCI	739.34	B11-B10 - 18" RCP (N) : 735.67	B10-B9 - 18" RCP (S) : 735.57
B11	SCI	740.21	B12-B11 - 15" RCP (W) : 736.68	B11-B10 - 18" RCP (S) : 736.43
B12	SCI	740.69		B12-B11 - 15" RCP (E) : 737.30
B13	SCI	738.06	B14-B13 - 18" RCP (N) : 732.16	B13-B7 - 18" RCP (SE) : 732.16
B14	SCI	738.87	B16-B14 - 15" RCP (W) : 733.00 B15-B14 - 15" RCP (N) : 733.50	B14-B13 - 18" RCP (S) : 733.00
B15	SCI	739.83		B15-B14 - 15" RCP (S) : 736.23
B16	DAI	737.54	B19-B16 - 12" HDPE (S) : 734.99	B16-B14 - 15" RCP (E) : 733.64
B17	SCI	735.53		B17-B6 - 15" RCP (W) : 732.04
B18	DAI	737.50		B18-B5 - 18" RCP (E) : 730.32
B19	YD	739.96	B20-B19 - 10" HDPE (W) : 736.21	B19-B16 - 12" HDPE (N) : 735.76
B20	YD	739.50	B21-B20 - 8" HDPE (S) : 736.74	B20-B19 - 10" HDPE (E) : 736.66
B21	YD	739.50		B21-B20 - 8" HDPE (N) : 737.29
D13	YD	733.35	D14-D13 - 12" HDPE (N) : 731.03	D13-D36 - 12" HDPE (S) : 731.03
D14	YD	734.45		D14-D13 - 12" HDPE (S) : 731.89
D33	SCI	734.64	D34-D33 - 15" RCP (N) : 728.52	D33-D10 - 18" RCP (E) : 728.27
D34	SCI	735.67	D35-D34 - 15" RCP (W) : 729.31	D34-D33 - 15" RCP (S) : 729.31
D35	SCI	736.60	D36-D35 - 15" RCP (N) : 729.72	D35-D34 - 15" RCP (E) : 729.72
D36	DCI	734.77	D13-D36 - 12" HDPE (N) : 730.61 D37-D36 - 12" RCP (NE) : 730.61	D36-D35 - 15" RCP (S) : 730.36
D37	SCI	735.05		D37-D36 - 12" RCP (SW) : 731.31

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
E1	HW	N/A	E2-E1 - 24" RCP (NW) : 717.00	
E2	SCI	722.69	E3-E2 - 18" RCP (W) : 717.48	E2-E1 - 24" RCP (SE) : 717.38
E3(OCS)	OS	724.50		E3-E2 - 18" RCP (E) : 717.90
I1	HW	N/A	I2-I1 - 24" RCP (SW) : 704.00	
I2(OCS)	OS	708.00		I2-I1 - 24" RCP (NE) : 704.50

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
C2-C1	RCP	18"	83'	0.61%
C2-C3	RCP	18"	109'	0.52%
C3-C4	RCP	18"	130'	2.81%
D2-D1	RCP	30"	67"	2.00%
D3-D2	RCP	30"	71'	2.00%
D4-D3	RCP	30"	34'	1.25%
D5-D4	RCP	30"	81'	1.25%
D6-D31	RCP	30"	77"	1.00%
D7-D6	RCP	24"	137"	0.79%
D8-D7	RCP	24"	72'	0.50%
D9-D8	RCP	24"	95'	6.13%
D10-D9	RCP	24"	135'	3.75%
D11-D10	RCP	24"	28'	0.68%
D12-D10	RCP	18"	37"	0.67%
D13-D12	HDPE	8"	27"	7.48%
D15-D3	RCP	24"	57"	1.25%
D16-D15	RCP	24"	80'	1.25%
D17-D16	RCP	18"	74'	4.50%
D18-D17	RCP	18"	105'	7.34%
D19-D18	RCP	18"	79'	7.27%
D20-D18	RCP	18"	24'	2.82%
D21-D20	RCP	18"	14'	1.16%
D22-D21	RCP	15"	24'	2.00%
D23-D19	RCP	15"	79'	1.74%
D24-D15	RCP	15"	72'	4.19%
D25-D16	RCP	18"	46'	0.75%
D26-D25	RCP	18"	69'	0.75%
D27-D17	RCP	15"	24'	5.00%
D28-D18	RCP	15"	29'	8.64%
D30-D29	HDPE	12"	53'	10.94%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
D31-D5	RCP	30"	148'	1.25%
D32-D31	HDPE	18"	18'	0.98%
D38-D27	HDPE	8"	20'	3.92%
D39-D22	HDPE	8"	9'	17.08%
F2-F1	RCP	30"	18'	0.50%
F3-F2	RCP	18"	115'	1.08%
F4-F2	RCP	30"	127'	0.50%
F5-F4	RCP	30"	110'	0.50%
F6-F5	RCP	24"	74'	0.50%
F7-F6	RCP	18"	73'	0.50%
G2-G1	RCP	36"	274'	1.49%
G3-G2	RCP	24"	39'	2.96%
G4-G3	RCP	24"	48'	2.93%
G5-G2	HDPE	12"	53'	2.90%
G6-G5	HDPE	12"	74'	0.50%
G7-G6	HDPE	12"	19'	0.50%
G8-G7	HDPE	12"	60'	0.50%
G9-G8	HDPE	12"	59'	0.50%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
H2-H1	RCP	36"	35'	0.50%
J3-H2	RCP	36"	70'	0.50%
J4-J3	RCP	18"	28'	1.21%
J5-J3	RCP	30"	112'	0.60%
TJ6-J5	RCP	24"	52'	6.34%

TEMPORARY PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
TP2-TP1	Corrugated HDPE Pipe	15"	112'	0.25%
TP3-TP2	Corrugated HDPE Pipe	15"	47'	0.25%
TP4-TP3	Corrugated HDPE Pipe	12"	68'	0.25%
TP5-TP4	Corrugated HDPE Pipe	12"	145'	0.25%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
B6-B5	RCP	24"	92'	1.00%
B7-B6	RCP	18"	78'	1.04%
B8-B7	RCP	18"	101'	2.13%
B9-B8	RCP	18"	101'	1.28%
B10-B9	RCP	18"	101'	1.21%
B11-B10	RCP	18"	75'	1.01%
B12-B11	RCP	15"	49'	1.26%
B13-B7	RCP	18"	93'	1.66%
B14-B13	RCP	18"	89'	0.95%
B15-B14	RCP	15"	95'	2.86%
B16-B14	RCP	15"	69'	0.93%
B17-B6	RCP	15"	83'	2.40%
B18-B5	RCP	18"	32'	6.01%
B19-B16	HDPE	12"	10'	7.67%
B20-B19	HDPE	10"	53'	0.84%
B21-B20	HDPE	8"	80'	0.69%
D13-D36	HDPE	12"	57'	0.74%
D14-D13	HDPE	12"	112'	0.77%
D33-D10	RCP	18"	49'	1.91%
D34-D33	RCP	15"	56'	1.40%
D35-D34	RCP	15"	22'	1.85%
D36-D35	RCP	15"	104'	0.61%
D37-D36	RCP	12"	70'	1.00%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
E2-E1	RCP	24"	44'	0.88%
E3-E2	RCP	18"	74'	0.57%
I2-I1	RCP	24"	73'	0.69%

Gresham Smith

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCHIN
REGISTERED ENGINEER
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

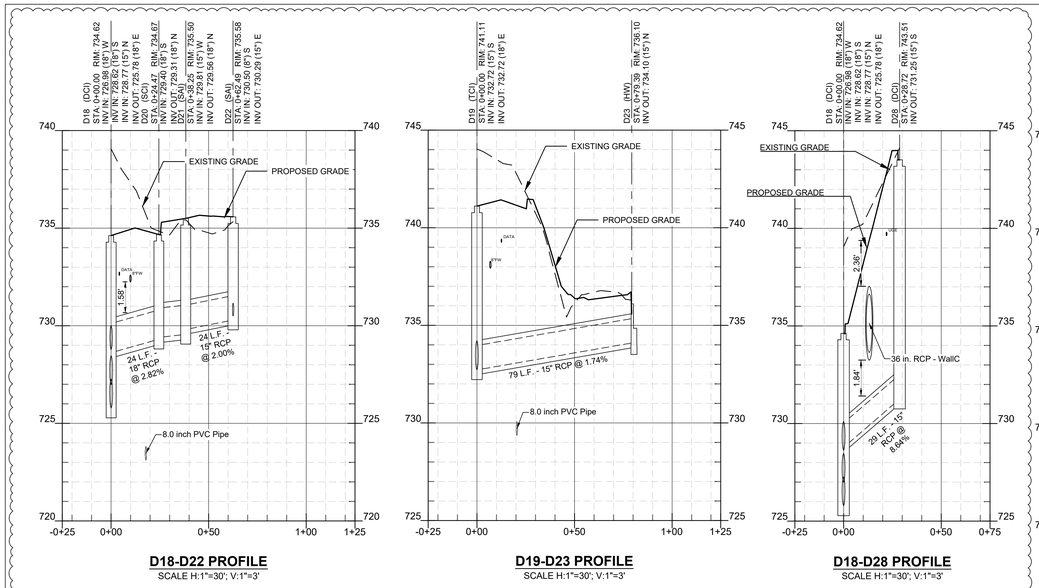
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

PIPE AND STRUCTURE TABLES

C306

49222.01
09.08.2025

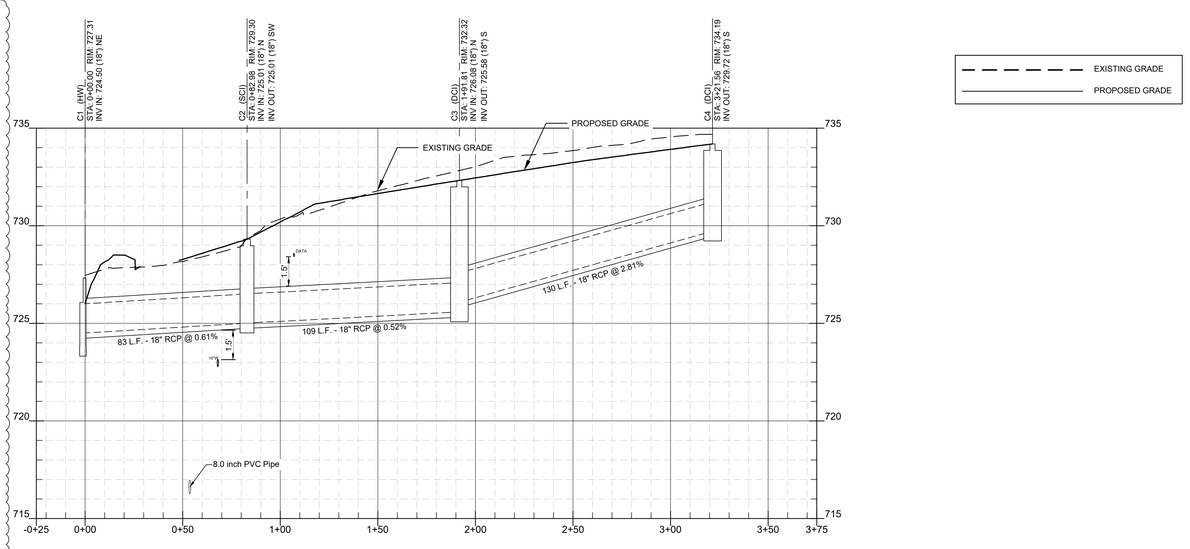
This Line Is 3 Inches When Printed Full Size



D18-D22 PROFILE
SCALE H:1"=30'; V:1"=3'

D19-D23 PROFILE
SCALE H:1"=30'; V:1"=3'

D18-D28 PROFILE
SCALE H:1"=30'; V:1"=3'



C1-C4 PROFILE
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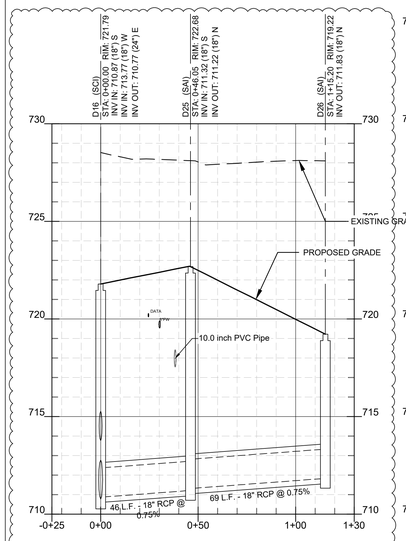

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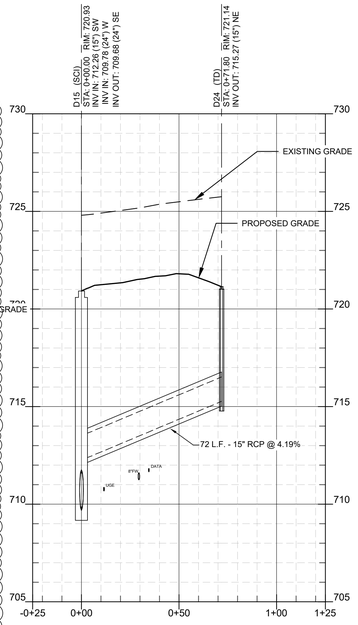

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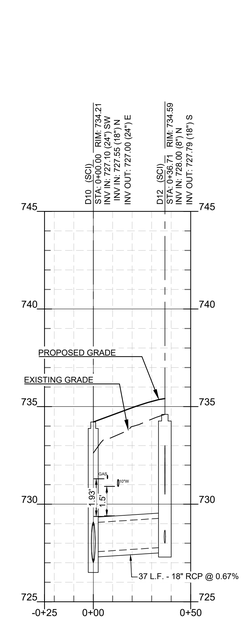

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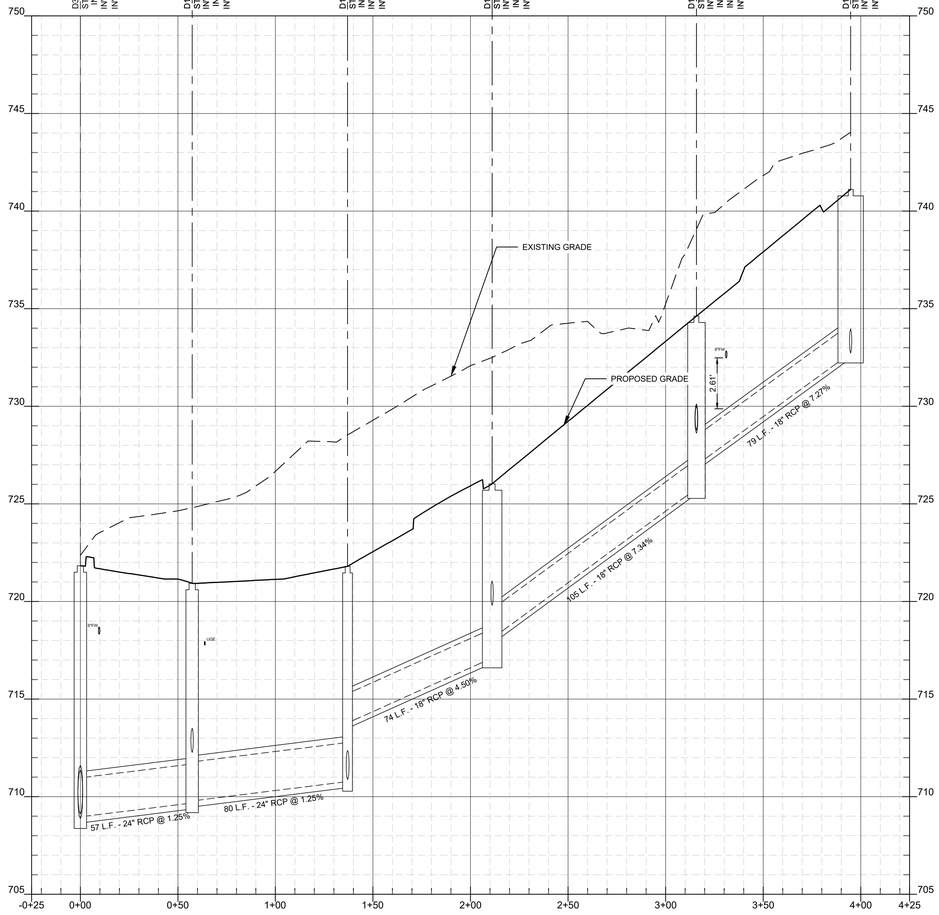

D3-D19 PROFILE
SCALE H:1"=30'; V:1"=3'

NOTE: WATERLINE CROSSING 18" MINIMUM SEPARATION BETWEEN PIPES.

DETAIL KEY:

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
DAI	DOUBLE AREA INLET	SHEET C907, DETAIL 11
TAI	TRIPLE AREA INLET	SHEET C907, DETAIL 12
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
DCI	DOUBLE CURB INLET	SHEET C904, DETAIL 02
TCI	TRIPLE CURB INLET	SHEET C907, DETAIL 08
OS	OUTLET STRUCTURE	SHEET C904, DETAILS 06 & 07
CO	CLEANOUT	SHEET C903, DETAIL 06
MH	STORM MANHOLE	SHEET C902, DETAIL 03
HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

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Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
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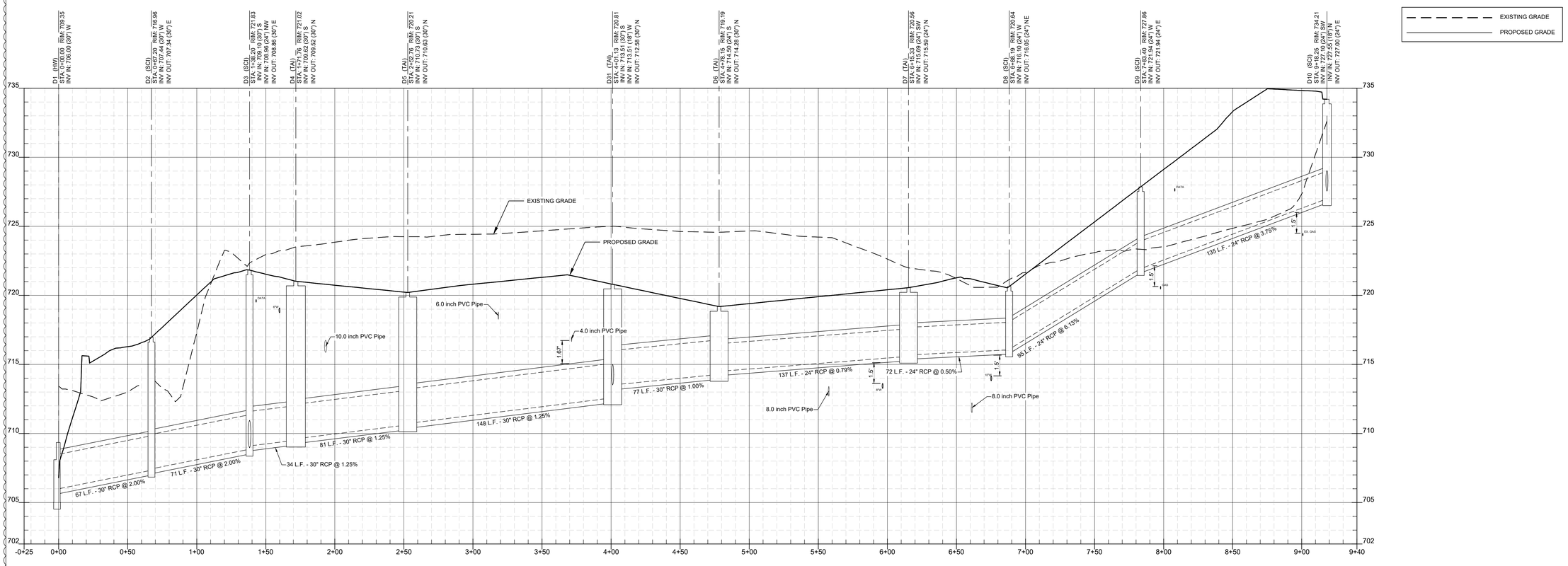
7	09.03.2026	REVISION RESUBMITTAL

STORM PIPE PROFILES

C307

49222.01
09.08.2025



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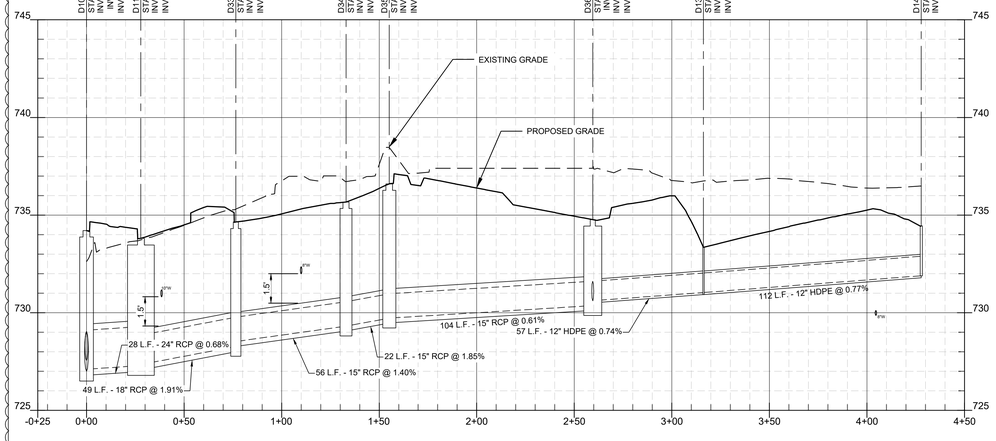

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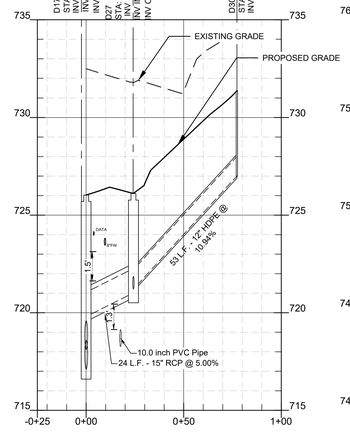

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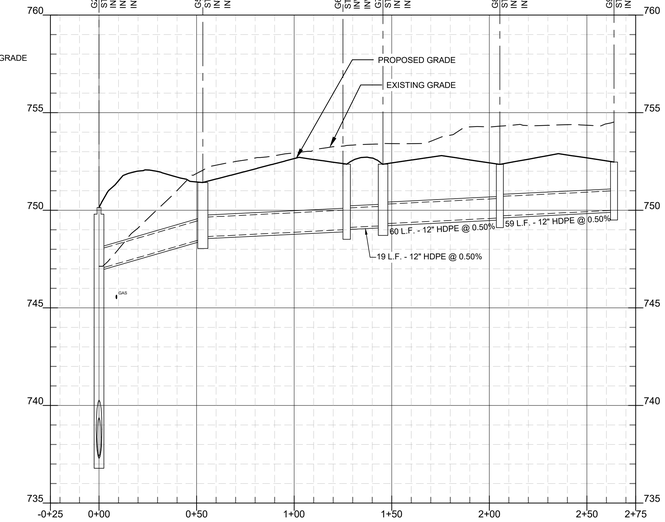

G9-G2 PROFILE
SCALE H:1"=30'; V:1"=3'

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HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

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JAMES LEVI SCHARA
REGISTERED ENGINEER
AGRICULTURAL
2026

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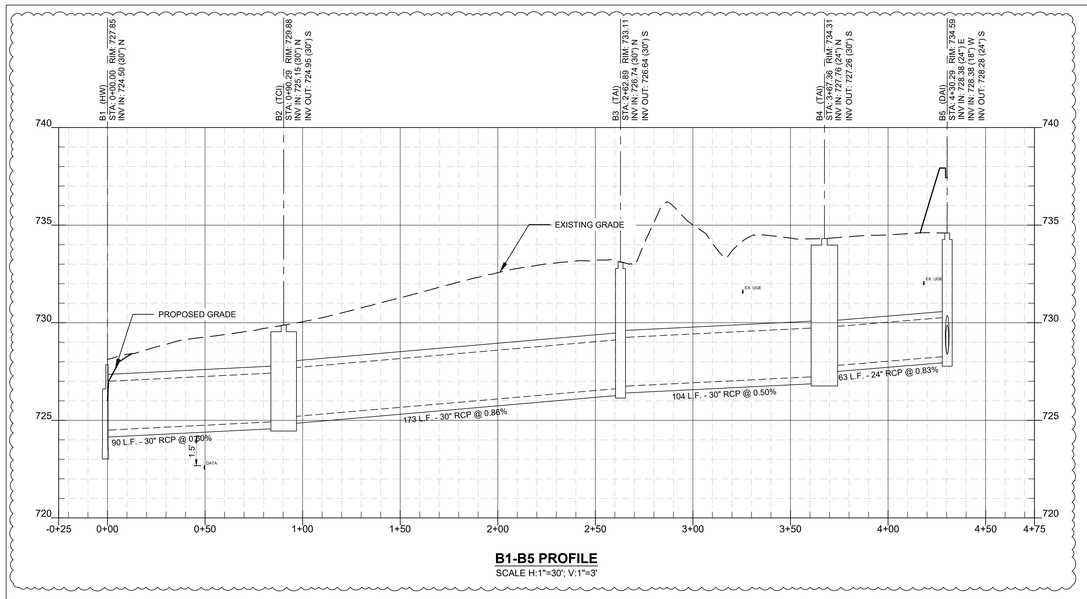
STORM PIPE PROFILES

C308

49222.01
09.08.2025



B1-B5 PROFILE
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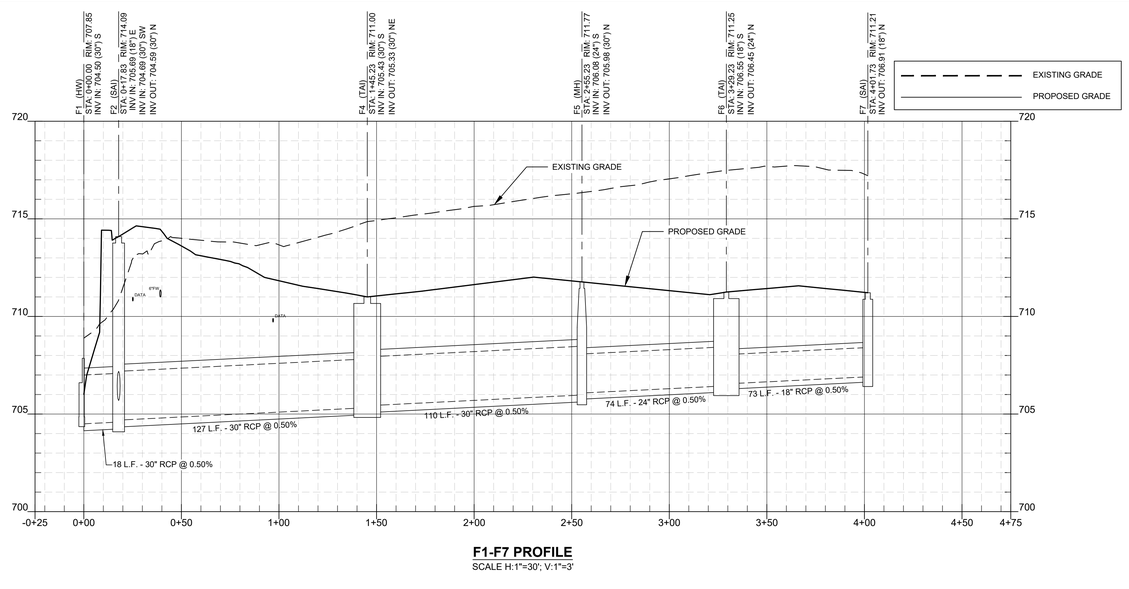

F1-F7 PROFILE
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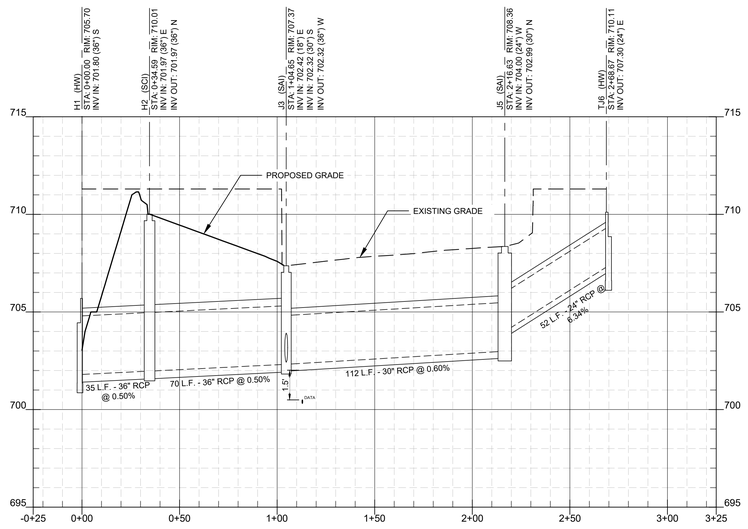

H1-TJ6 PROFILE
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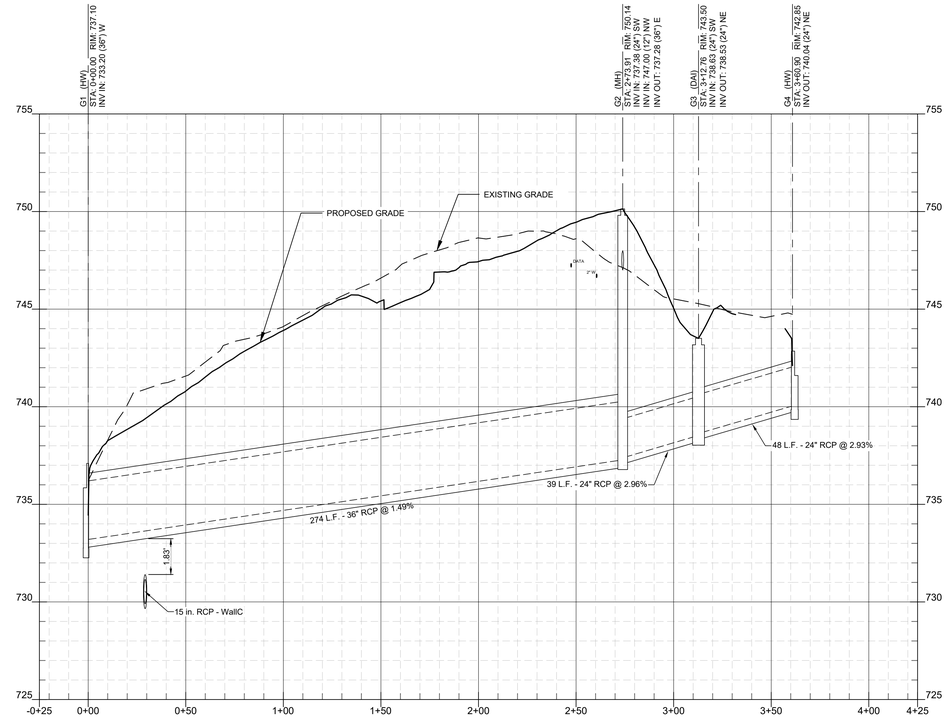

G1-G4 PROFILE
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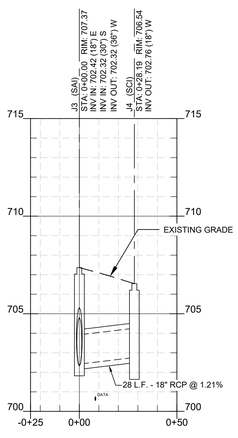

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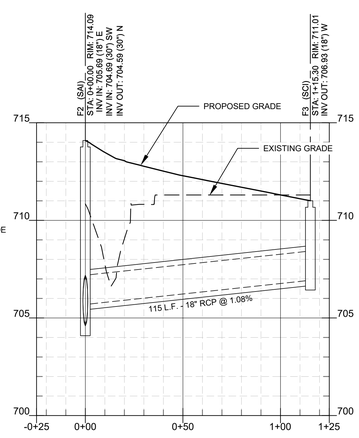

F2-F3 PROFILE
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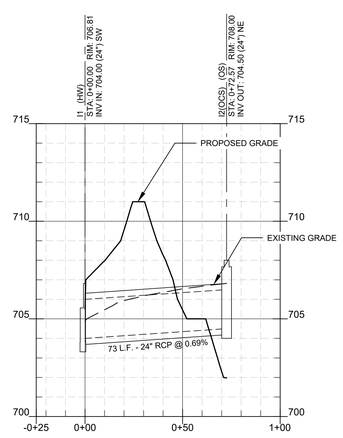

I1-I2 PROFILE
SCALE H:1"=30'; V:1"=3'

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CO	CLEANOUT	SHEET C903, DETAIL 06
MH	STORM MANHOLE	SHEET C902, DETAIL 03
HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

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CENTURY INDUSTRIAL PARK SUBDIVISION
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FRANKLIN, TN 37064
COF PROJECT NO. 9214
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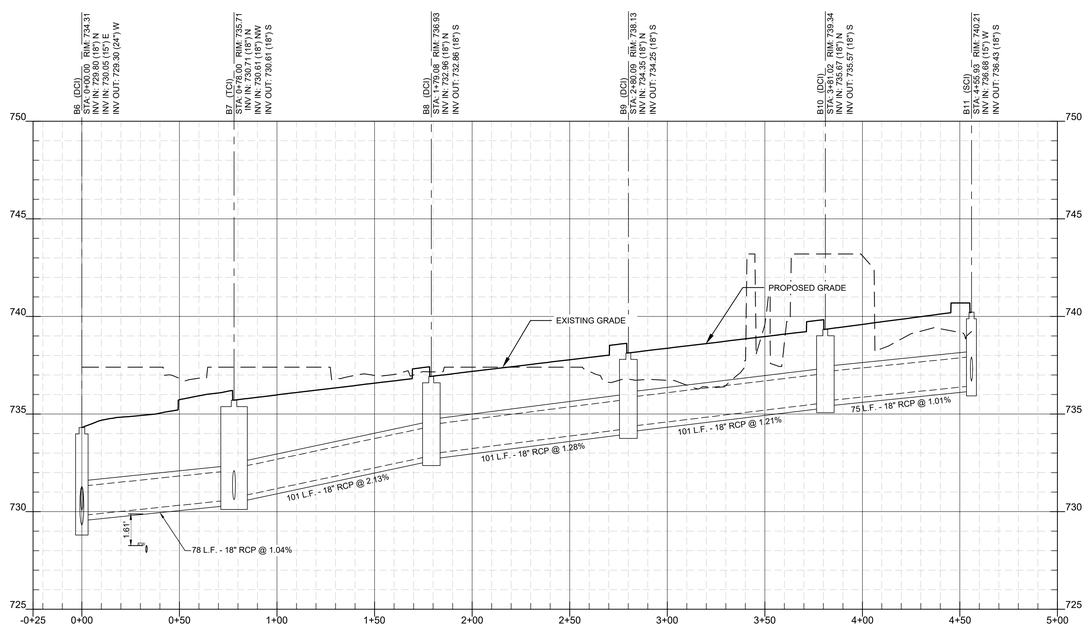
STORM PIPE PROFILES

C309

49222.01
09.08.2025

EXISTING GRADE
PROPOSED GRADE



B6-B11 PROFILE
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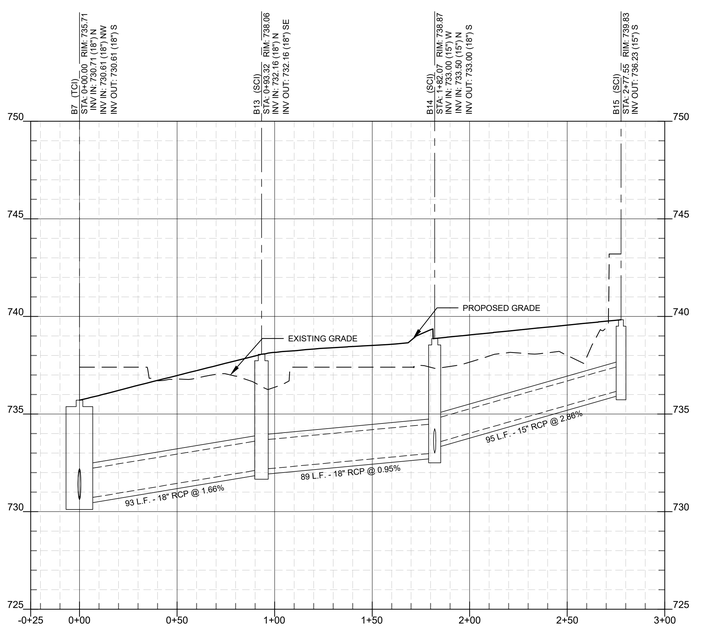

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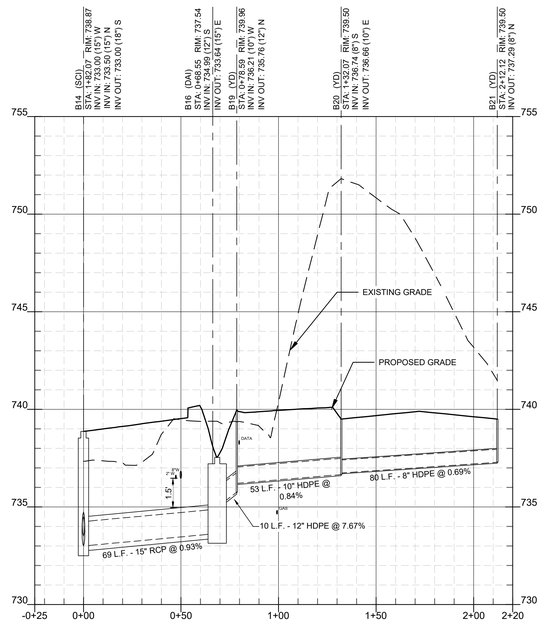

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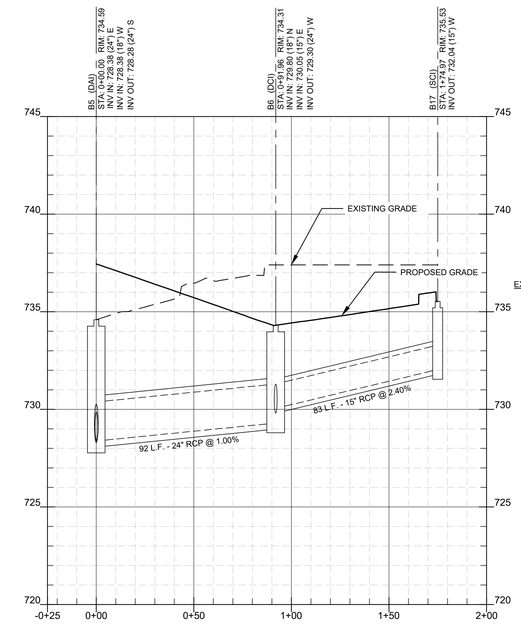

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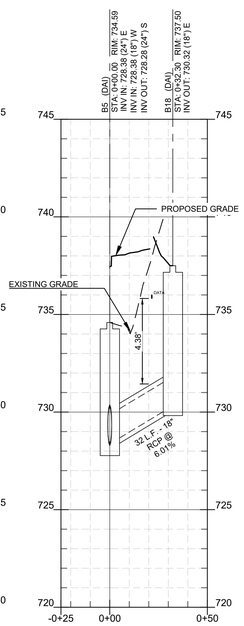

B18-B5 PROFILE
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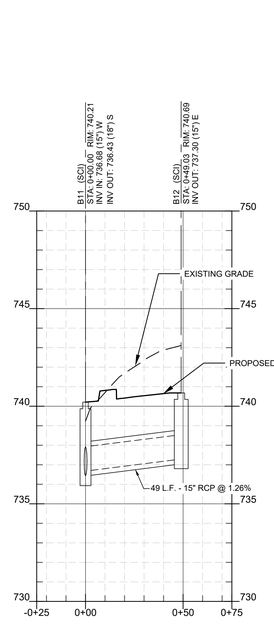

B11-B12 PROFILE
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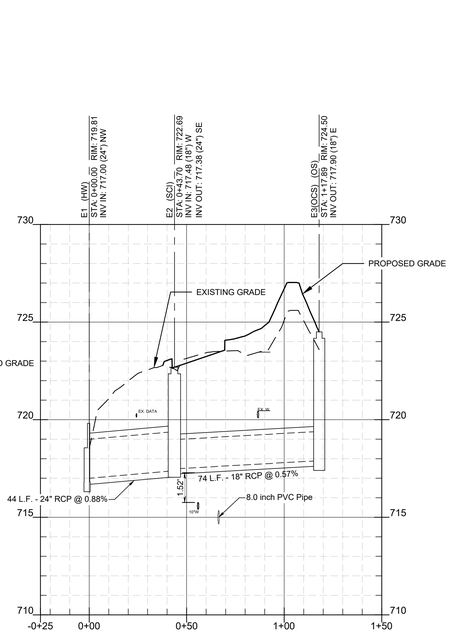

E1-E3 PROFILE
SCALE H:1"=30'; V:1"=3'

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DETAIL KEY:

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TAI	TRIPLE AREA INLET	SHEET C907, DETAIL 12
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HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP
REGISTERED ENGINEER
AGENT
9/3/2025
STATE OF TENNESSEE

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STORM PIPE PROFILES

C310

49222.01
09.08.2025

EPSC Initial Plan - Sediment Basin Design Data

Sediment Basin/Trap #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations							Outlet Structure Design							
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Total Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-1-1	5-Year	-	13.56	24,530	24,530	4,906	49,060	26,578	259,256	6,479	285,834	711.00	699.00	702.00	703.52	708.50	706.15	707.30	-	I2	24	704.50	-	704.50	8.00	6.00	0.00
SED-4-2	5-Year	-	9.19	16,625	16,625	3,325	33,249	17,301	83,357	7,081	100,659	727.50	719.00	722.25	723.81	725.50	724.84	725.86	-	E2	30	719.00	-	719.00	5.00	4.20	0.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
[2]Install temporary outlet pipe per EPSC plan and tie to temporary riser
[3]solid height includes 6" for embedment in concrete footing
[4]Faircloth Skimmer or approved equal

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TEMPORARY STONE FILTER RING
- TEMPORARY DIVERSION DITCH
- SF — TEMPORARY SILT FENCE WITH BACKING
- TP — TEMPORARY TREE PROTECTION FENCE
- FS — TEMPORARY FILTER SOCK
- LIMITS OF DISTURBANCE
- POROUS BAFFLE
- TURBIDITY CURTAIN (NON-POROUS BAFFLE)

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

STEEP SLOPES (33% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTERING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

EPSC GENERAL NOTES:

1. RECEIVING WATERS: UNNAMED TRIBUTARY, TN05130204016_1500
2. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. EPSC MEASURES SHALL BE IMPLEMENTED BEFORE EARTH- MOVING BEGINS.
4. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
5. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
6. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
7. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
8. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
9. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
10. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
11. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

SEQUENCE OF EPSC BMP INSTALLATION:

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, FILTER SOCKS)
3. INSTALL FLEX STORM INLET PROTECTION AT EXISTING INLETS
4. CONSTRUCT TEMPORARY SEDIMENT BASINS
5. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
6. INSTALL CHECK DAMS AND STONE FILTER RING IN DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

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WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
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COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCRUGGS — REGISTERED ENGINEER — 129209 — STATE OF TENNESSEE — 9/2026

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INITIAL EPSC PLAN

C401

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

EPSC Intermediate Plan - Sediment Basin Design Data

Sediment Basin #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations						Outlet Structure Design							
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-1-1	5-Year	-	13.50	24,422	24,422	4,884	48,843	26,578	259,256	6,479	285,834	711.00	699.00	702.00	703.52	708.50	706.13	707.27	-	I2	24	704.50	-	704.50	8.00	6.00	0.00
SED-4-2	5-Year	-	9.19	16,625	16,625	3,325	33,249	17,301	83,357	7,061	100,659	727.50	719.00	722.25	723.81	725.50	724.84	725.86	-	E2	30	719.00	-	719.00	5.00	4.20	0.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
[2]Install temporary outlet pipe per EPSC plan and tie to temporary riser
[3]solid height includes 6" for embedment in concrete footing
[4]Faircloth Skimmer or approved equal

LEGEND

- 712 — EXISTING MINOR CONTOUR
- 710 — EXISTING MAJOR CONTOUR
- 712 — PROPOSED MINOR CONTOUR
- 710 — PROPOSED MAJOR CONTOUR
- TEMPORARY INLET PROTECTION
- TEMPORARY DIVERSION DITCH
- SF — TEMPORARY SILT FENCE WITH BACKING
- TP — TEMPORARY TREE PROTECTION FENCE
- FS — TEMPORARY FILTER SOCK
- LIMITS OF DISTURBANCE
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING
- POROUS BAFFLE
- TURBIDITY CURTAIN (NON-POROUS BAFFLE)

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

STEEP SLOPES (33% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTERING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

EPSC GENERAL NOTES:

1. RECEIVING WATERS: SWANSON BRANCH, TOLL HOUSE BRANCH
2. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. EPSC MEASURES SHALL BE IMPLEMENTED BEFORE EARTH- MOVING BEGINS.
4. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
5. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
6. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
7. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
8. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
9. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
10. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
11. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

SEQUENCE OF EPSC BMP INSTALLATION:

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, FILTER SOCKS)
3. INSTALL FLEX STORM INLET PROTECTION AT EXISTING INLETS
4. CONSTRUCT TEMPORARY SEDIMENT BASINS
5. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
6. INSTALL CHECK DAMS AND STONE FILTER RING IN DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

Gresham Smith
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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

INTERMEDIATE EPSC PLAN

C402

49222.01
09.08.2025

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EPSC Intermediate Plan - Sediment Basin Design Data

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		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
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SED-4-2	5-Year	-	9.19	16,625	16,625	3,325	33,249	17,301	83,357	7,061	100,659	727.50	719.00	722.25	723.81	725.50	724.84	725.86	-	E2	30	719.00	-	719.00	5.00	4.20	0.00

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EPSC GENERAL NOTES:

1. RECEIVING WATERS: UNNAMED TRIBUTARY, TN05130204016_1500
2. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS SHEET HAS BEEN SEALED DIGITALLY

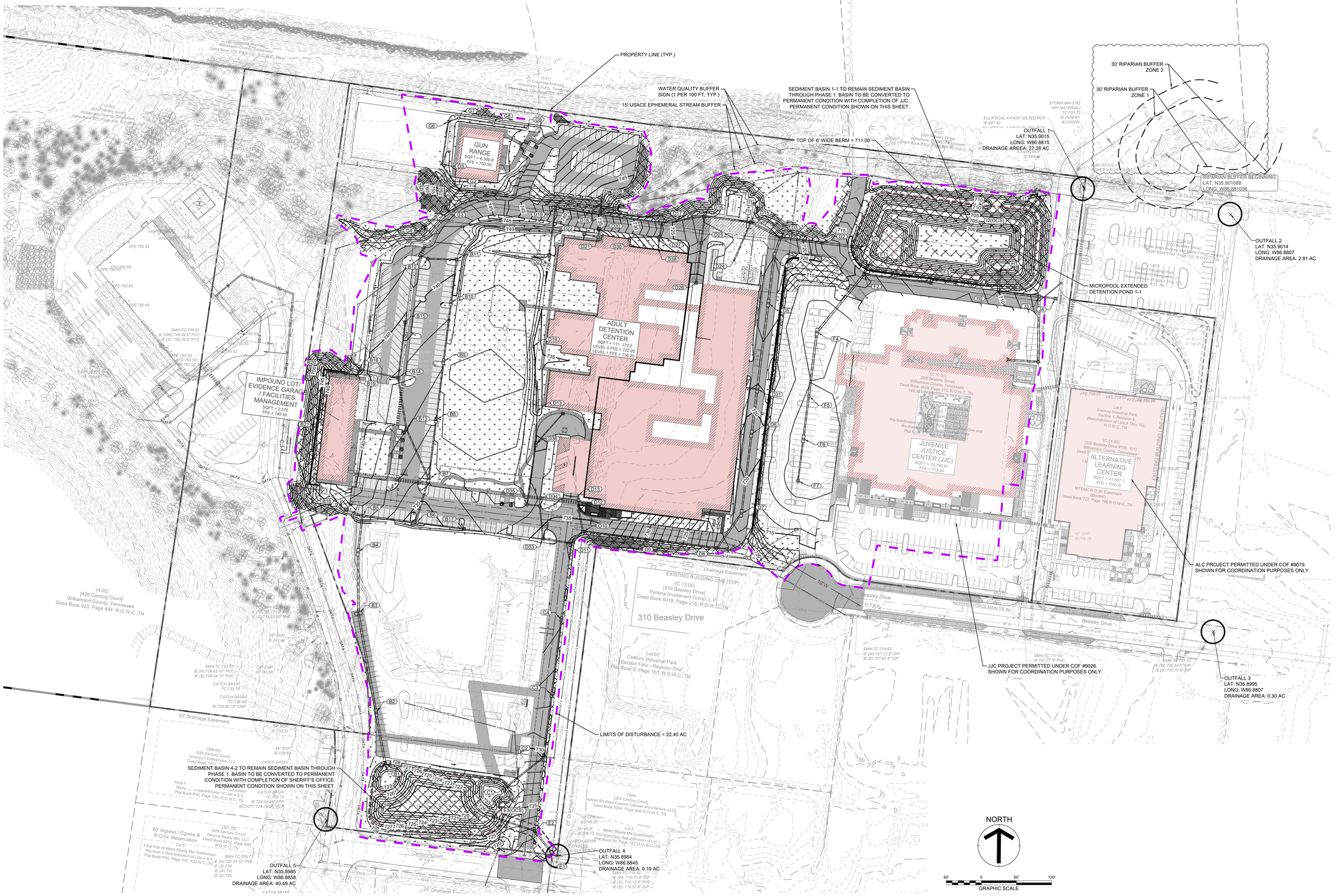
Revision

No.	Date	Description
1	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

INTERMEDIATE EPSC PLAN

C403

49222.01
04.13.2026



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMITS OF DISTURBANCE
- AREA OF PERMANENT STABILIZATION. SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF. STRAW MULCH AT 1.5 BALES PER 1,000 SF.
- AREA TO RECEIVE TURF REINFORCEMENT MATTING

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

MEIS, LEVI SCOTT
REGISTERED ENGINEER
STATE OF TENNESSEE
120144
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

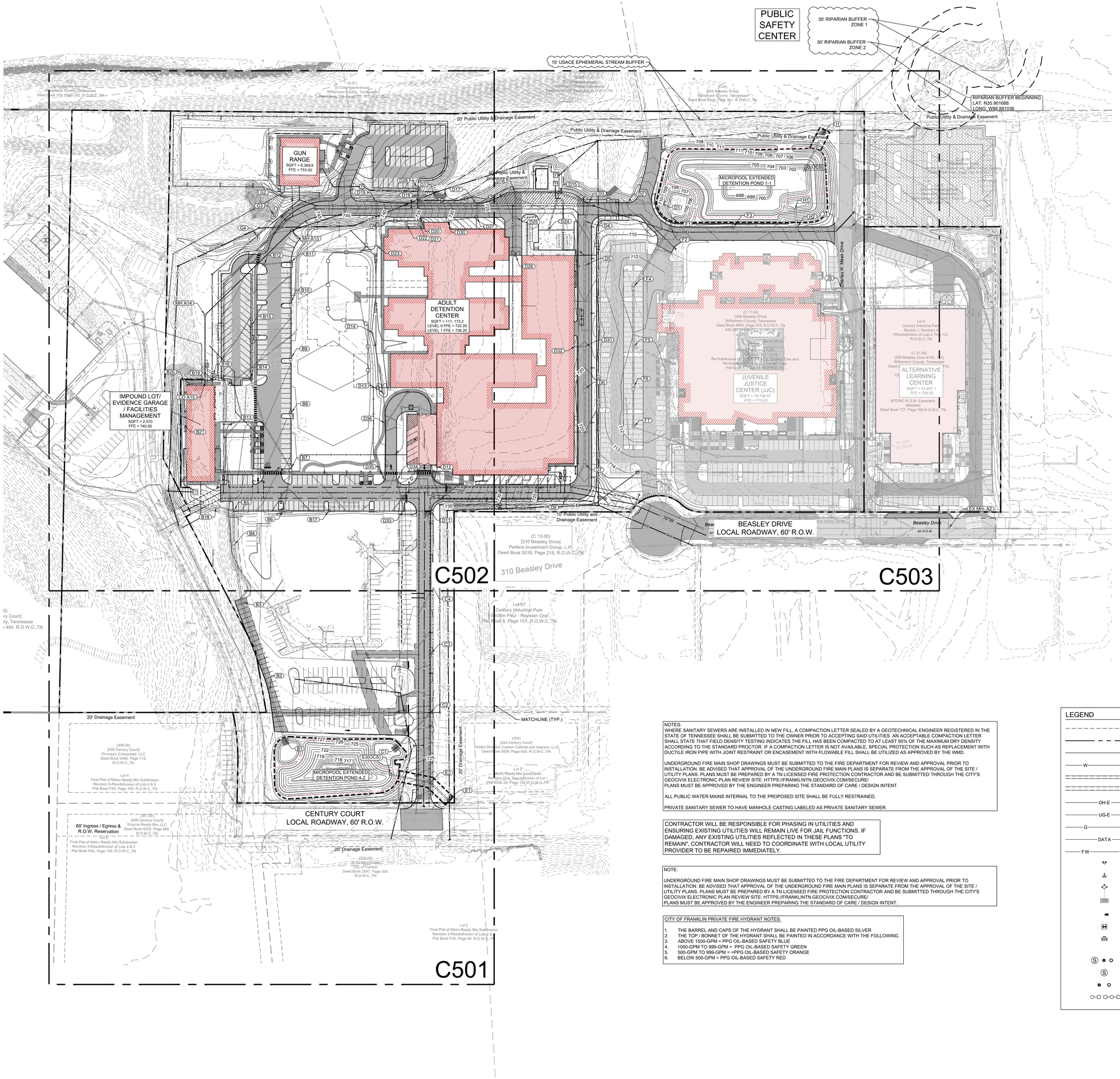
Revision

No.	Date	Description
1	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

FINAL EPSC PLAN

C404

49222.01
09.08.2025



NOTES:
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE 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.

ALL PUBLIC WATER MAINS INTERNAL TO THE PROPOSED SITE SHALL BE FULLY RESTRAINED.

PRIVATE SANITARY SEWER TO HAVE MANHOLE CASTING LABELED AS PRIVATE SANITARY SEWER.

CONTRACTOR WILL BE RESPONSIBLE FOR PHASING IN UTILITIES AND ENSURING EXISTING UTILITIES WILL REMAIN LIVE FOR JAIL FUNCTIONS. IF DAMAGED, ANY EXISTING UTILITIES REFLECTED IN THESE PLANS "TO REMAIN", CONTRACTOR WILL NEED TO COORDINATE WITH LOCAL UTILITY PROVIDER TO BE REPAIRED IMMEDIATELY.

NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE 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.

CITY OF FRANKLIN PRIVATE FIRE HYDRANT NOTES:

1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING.
3. ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
4. 1000-GPM TO 999-GPM = PPG OIL-BASED SAFETY GREEN
5. 500-GPM TO 999-GPM = =PPG OIL-BASED SAFETY ORANGE
6. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

LEGEND

- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- W — W — WATER LINE (SIZE VARIES)
- SANITARY SEWER
- STORM SEWER
- OH-E — OVERHEAD ELECTRIC
- UG-E — UNDERGROUND ELECTRIC
- G — G — NATURAL GAS
- DATA — DATA SERVICE
- FW — FW — FIRE LINE (SIZE VARIES)
- FIRE DEPARTMENT CONNECTION (FDC)
- POST-INDICATOR VALVE (PIV)
- FIRE HYDRANT
- WM — WATER METER
- REDUCER
- WATER VALVE & BOX
- WATER TEE
- SANITARY STRUCTURES
- SANITARY MANHOLE
- SANITARY CLEANOUT
- LIGHT POLE

NORTH

60' 0 60' 120'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SMITH REGISTERED ENGINEER TENNESSEE 121000

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
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6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

OVERALL UTILITY PLAN

C500

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

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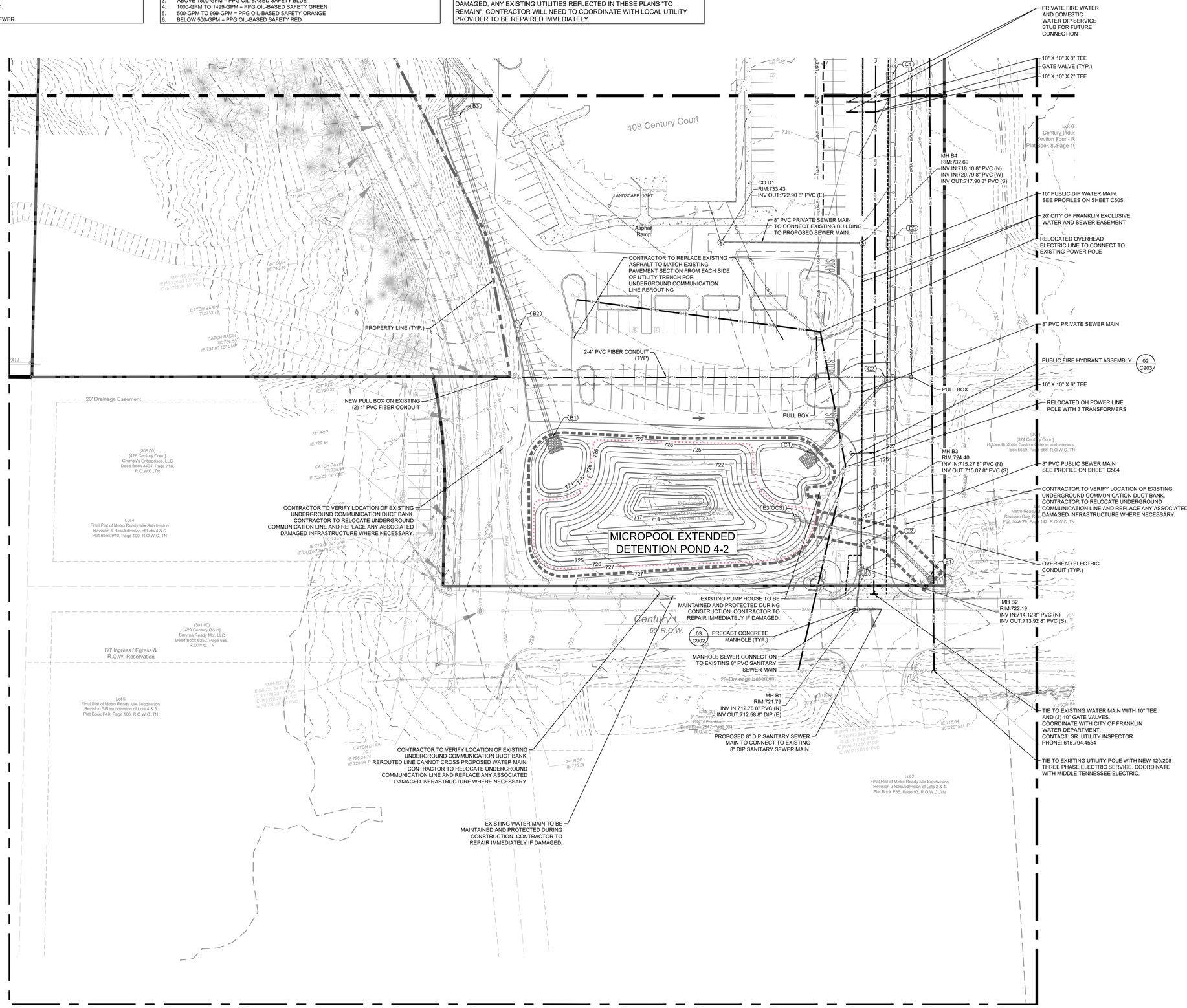

LEGEND

	UTILITY EASEMENT
	PROPERTY LINE
	BUILDING LINE
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	SANITARY SEWER
	STORM SEWER
OH-E	OVERHEAD ELECTRIC
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	REDUCER
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	SANITARY CLEANOUT
	LIGHT POLE

NORTH

30' 0 30' 60'
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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

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SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

MEG LEVI SCOTT REGISTERED LANDSCAPE ARCHITECT 9/30/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

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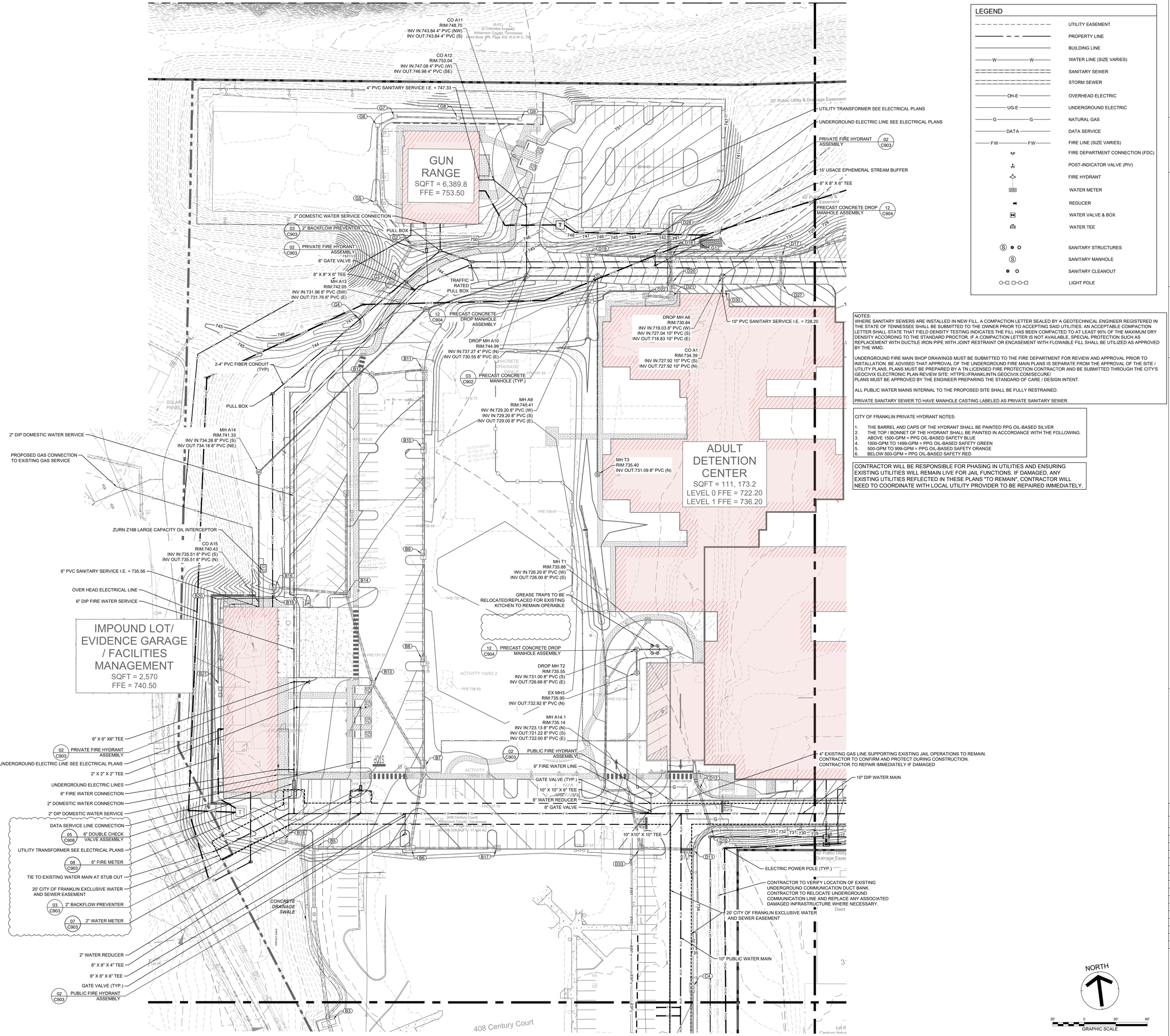
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED UTILITY PLAN

C501

49222.01
09.08.2025



LEGEND

- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- W — W — WATER LINE (SIZE VARIES)
- SANITARY SEWER
- STORM SEWER
- OH-E — OVERHEAD ELECTRIC
- UG-E — UNDERGROUND ELECTRIC
- G — G — NATURAL GAS
- DATA — DATA SERVICE
- FW — FW — FIRE LINE (SIZE VARIES)
- FIRE DEPARTMENT CONNECTION (FDC)
- POST-INDICATOR VALVE (PIV)
- FIRE HYDRANT
- WATER METER
- REDUCER
- WATER VALVE & BOX
- WATER TEE
- SANITARY STRUCTURES
- SANITARY MANHOLE
- SANITARY CLEANOUT
- LIGHT POLE

NOTES:
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE 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.

ALL PUBLIC WATER MAINS INTERNAL TO THE PROPOSED SITE SHALL BE FULLY RESTRAINED.

PRIVATE SANITARY SEWER TO HAVE MANHOLE CASTING LABELED AS PRIVATE SANITARY SEWER.

CITY OF FRANKLIN PRIVATE HYDRANT NOTES:

1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE THE FOLLOWING.
3. ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
4. 1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
5. 500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
6. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

CONTRACTOR WILL BE RESPONSIBLE FOR PHASING IN UTILITIES AND ENSURING EXISTING UTILITIES WILL REMAIN LIVE FOR JAIL FUNCTIONS. IF DAMAGED, ANY EXISTING UTILITIES REFLECTED IN THESE PLANS "TO REMAIN", CONTRACTOR WILL NEED TO COORDINATE WITH LOCAL UTILITY PROVIDER TO BE REPAIRED IMMEDIATELY.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCRUGGS
REGISTERED ENGINEER
AURITECH
STATE OF TENNESSEE
2026.05.21

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
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5	07.02.2026	AMENDMENT 3
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED UTILITY PLAN

C502

49222.01
09.08.2025

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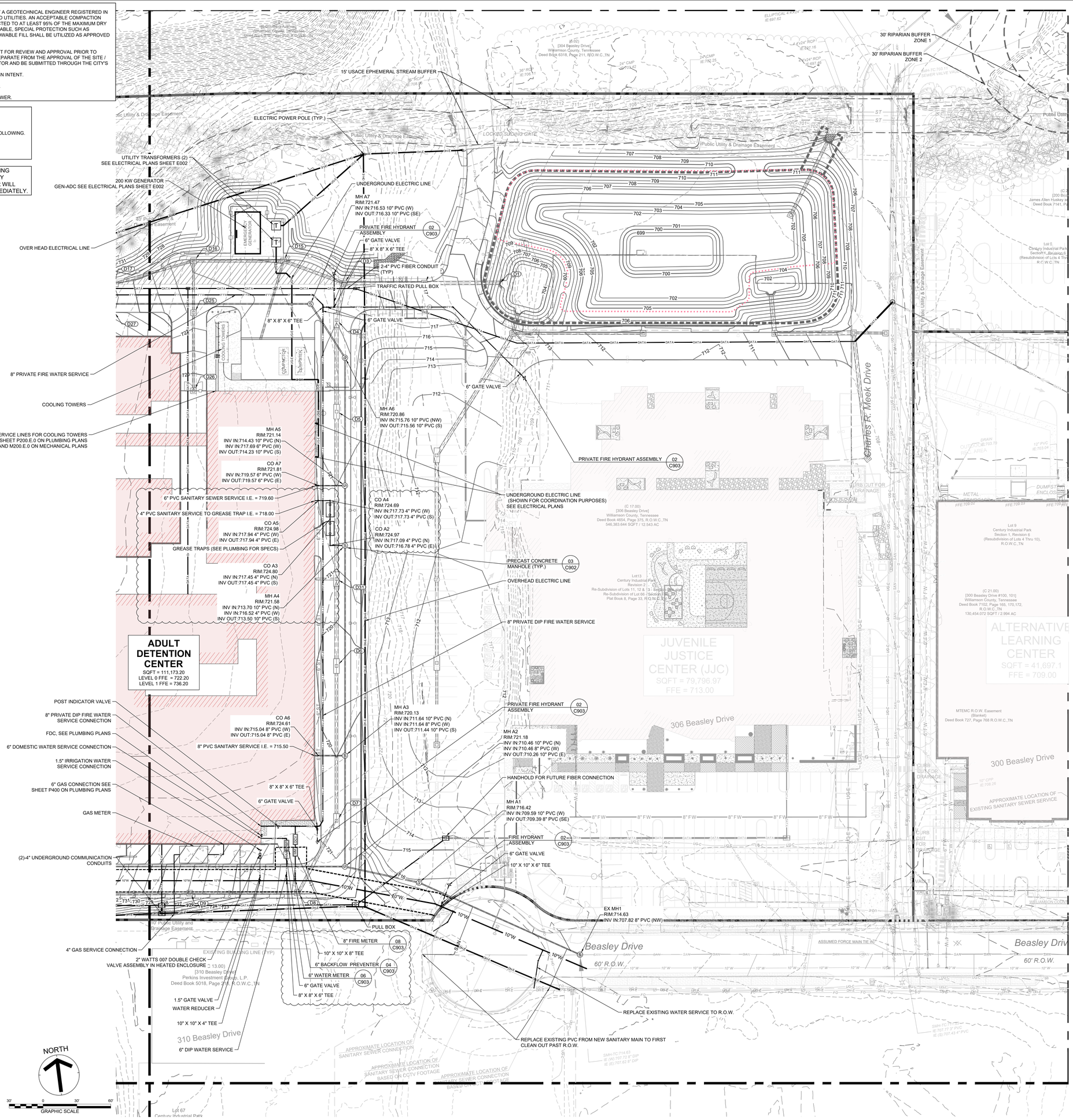

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP REGISTERED ENGINEER AUSTIN PEAY 9/23/2025 STATE OF TENNESSEE

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

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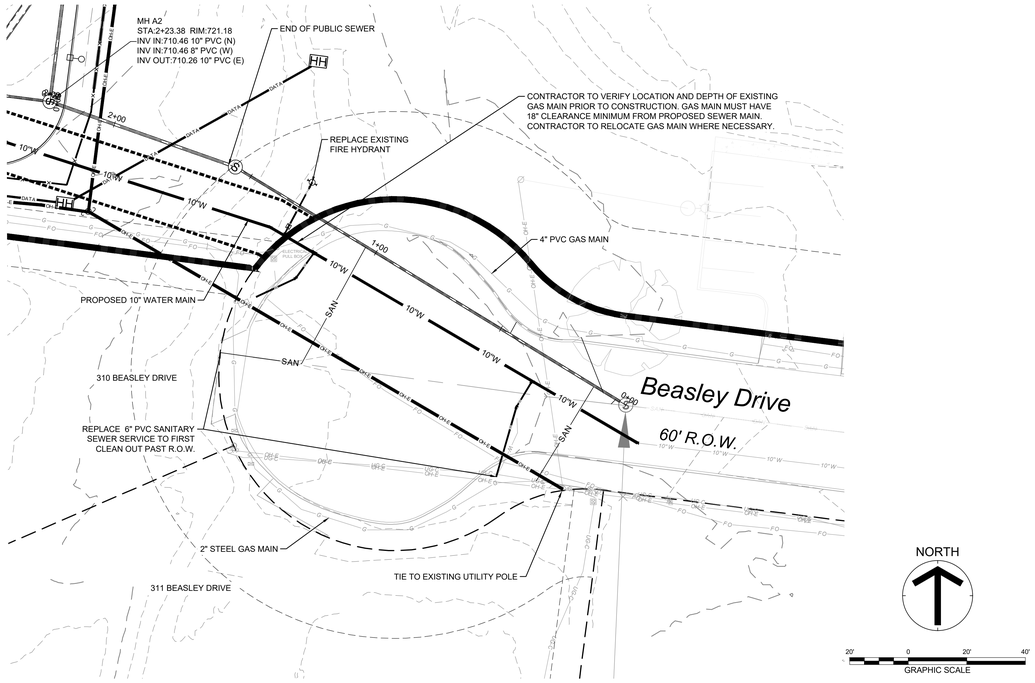
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED UTILITY PLAN

C503

49222.01
09.08.2025



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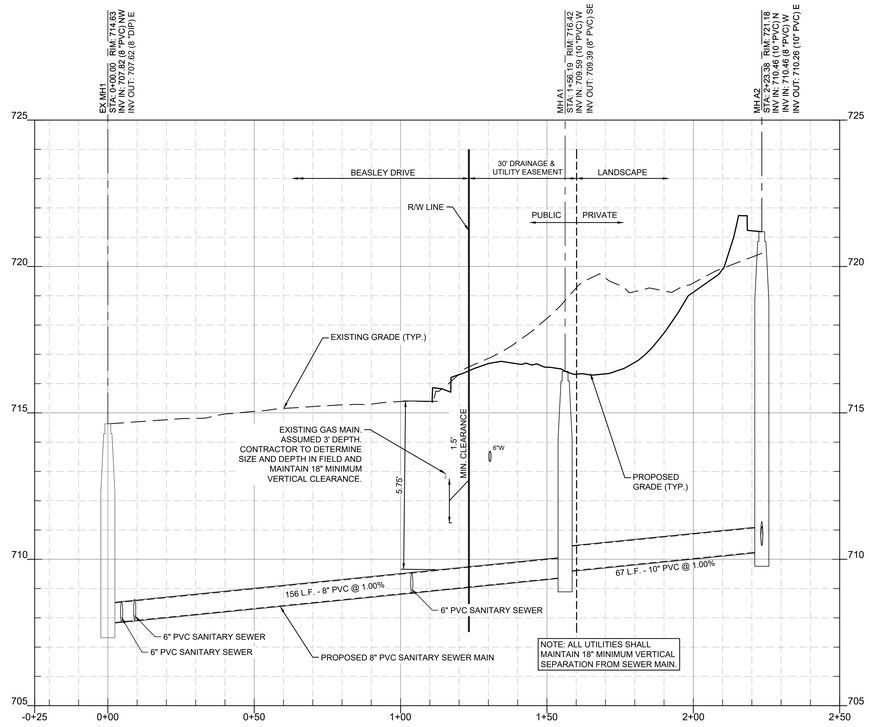

MH A1 - MH EXMH1 PROFILE
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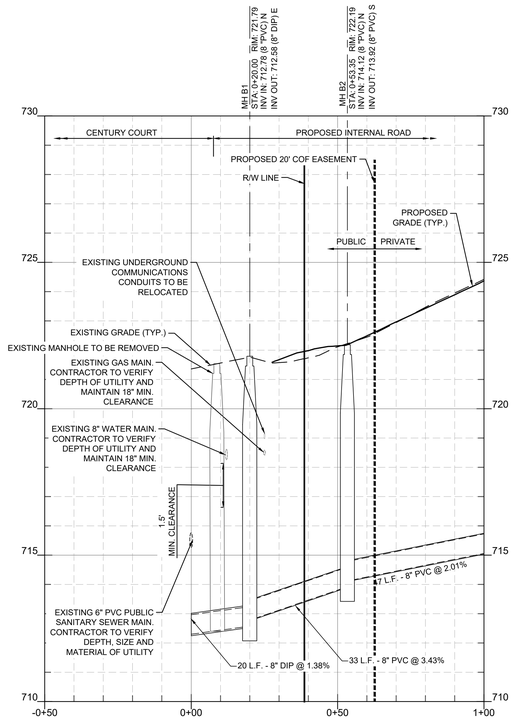

MH B1 - MH B2 PROFILE
SCALE H:1"=20'; V:1"=2'

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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP
REGISTERED ENGINEER
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

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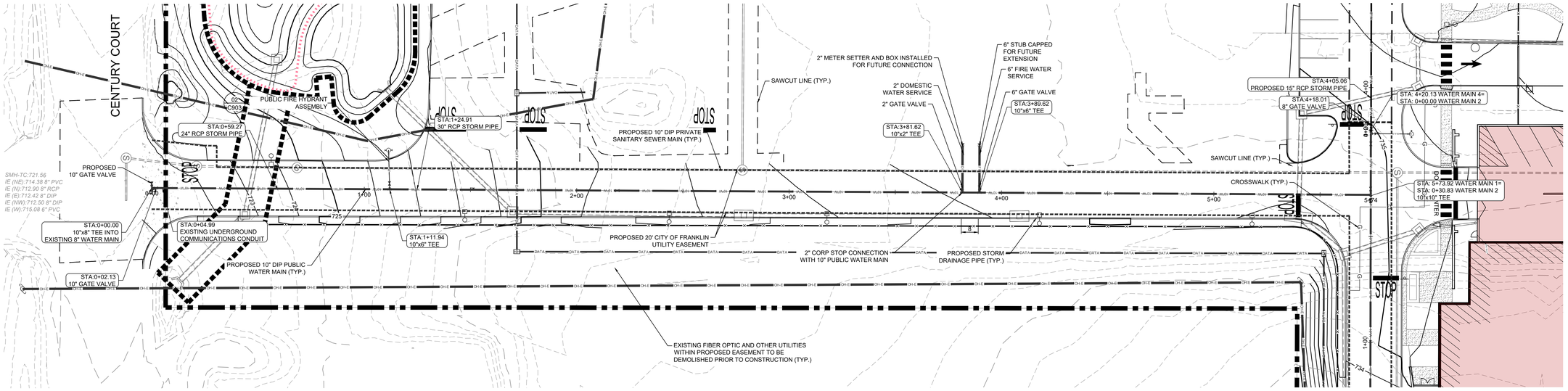
7	09.03.2026	REVISION RESUBMITTAL

SANITARY SEWER MAIN PLAN & PROFILES

C504

49222.01
09.08.2025



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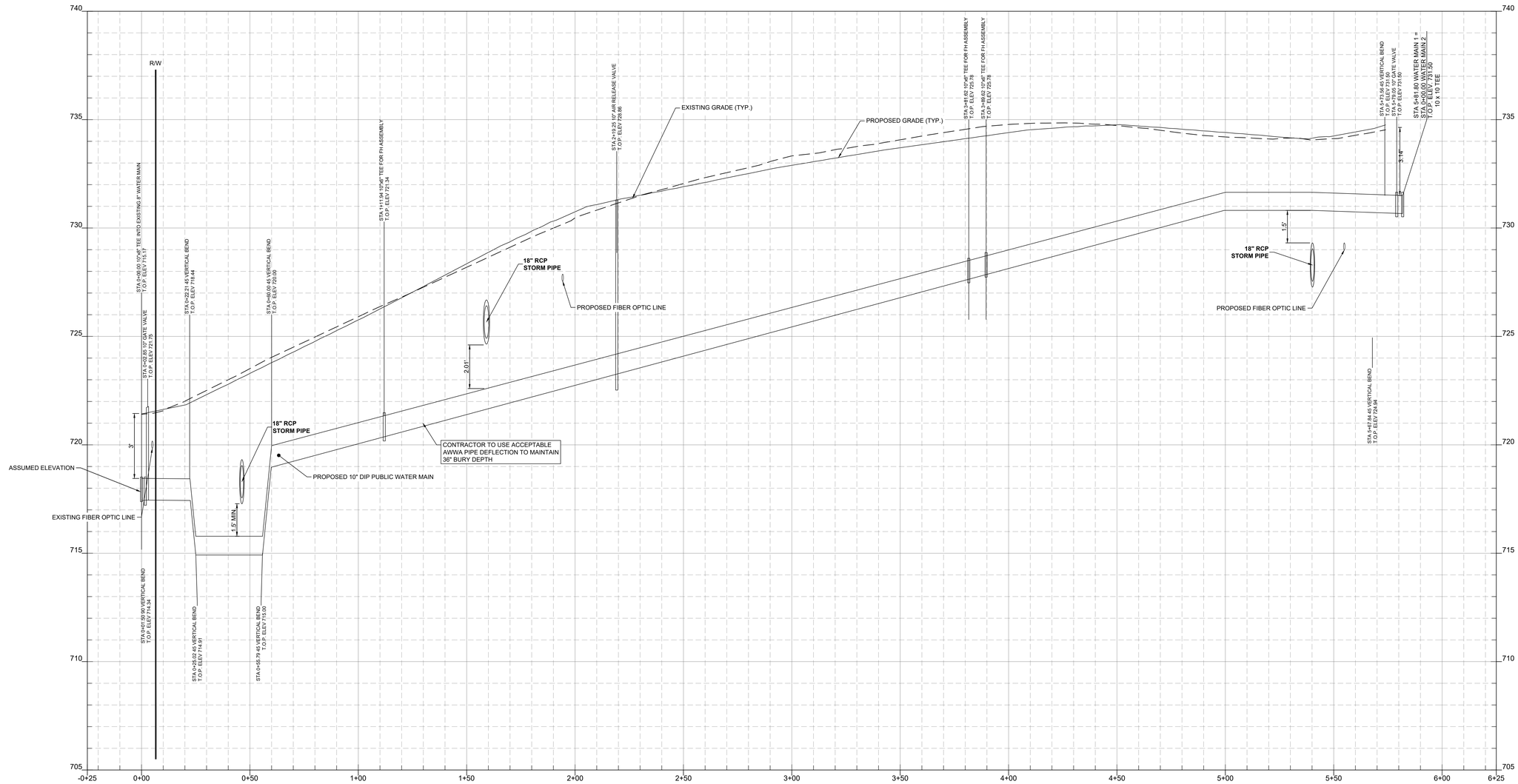

WATER MAIN 1 PROFILE
SCALE H:1"=20'; V:1"=2'

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SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

STATE OF TENNESSEE
JAMES LEVI SIGMAN
REGISTERED ENGINEER
9/3/2025

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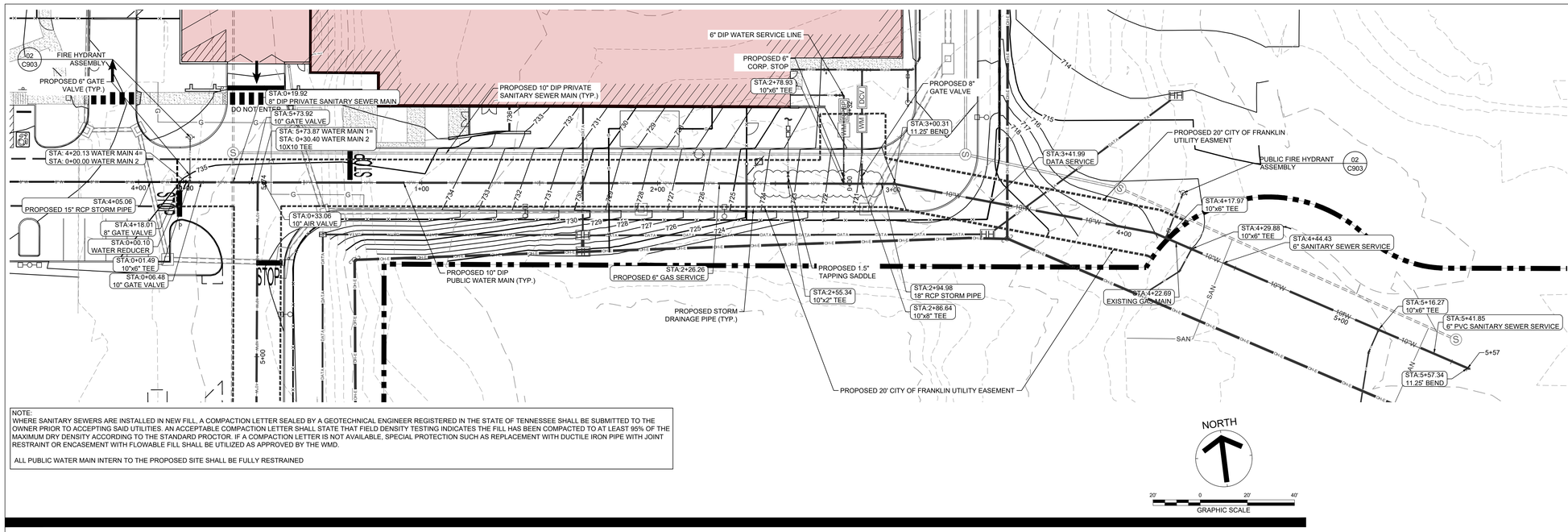
WATER MAIN 1 PLAN AND PROFILE

C508

49222.01
09.08.2025



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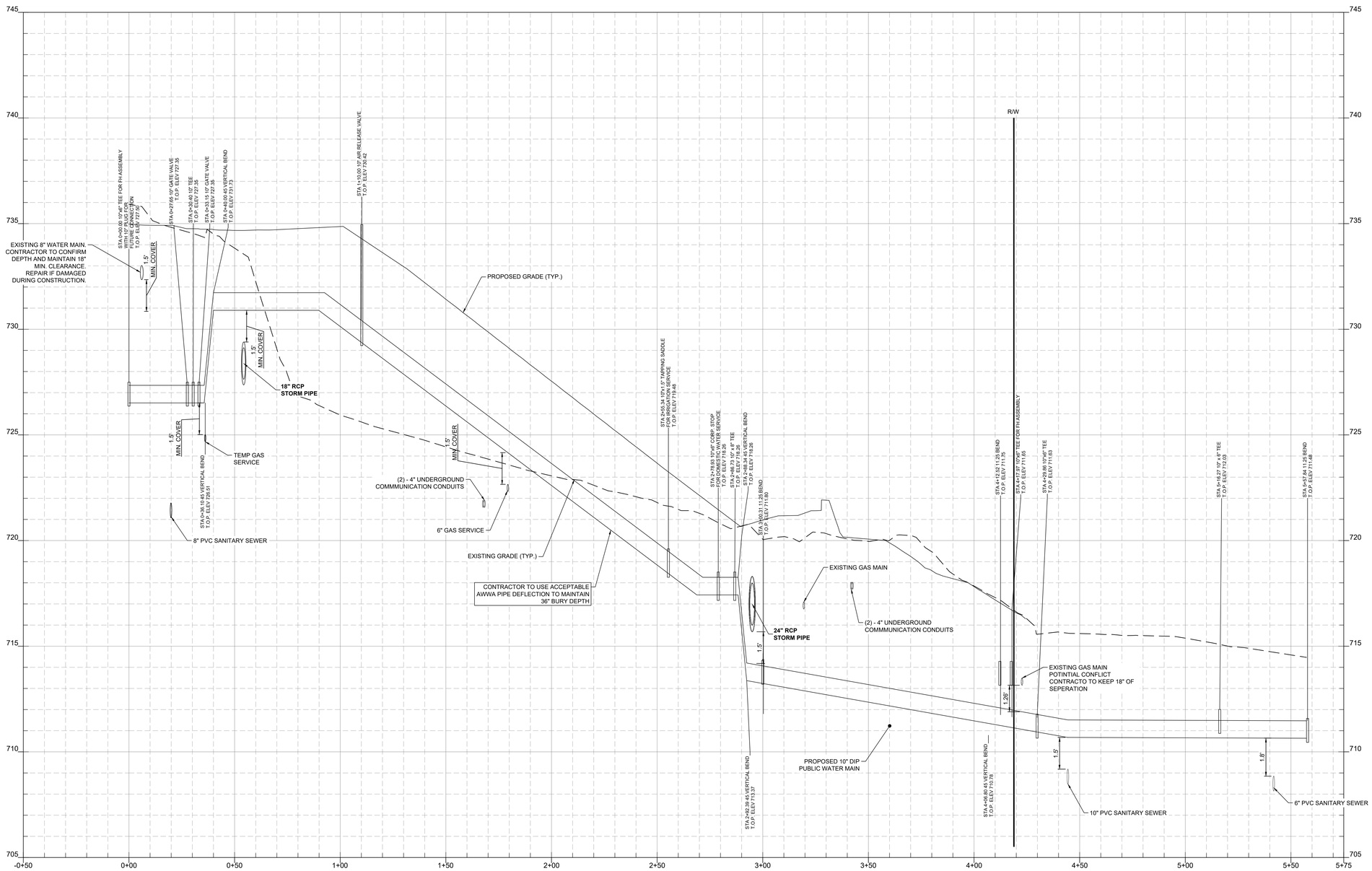

WATER MAIN 2 PROFILE
SCALE H:1"=20'; V:1"=2'

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

STATE OF TENNESSEE — JAMES LEVI SCHAFER — REGISTERED ENGINEER — 9/3/2025

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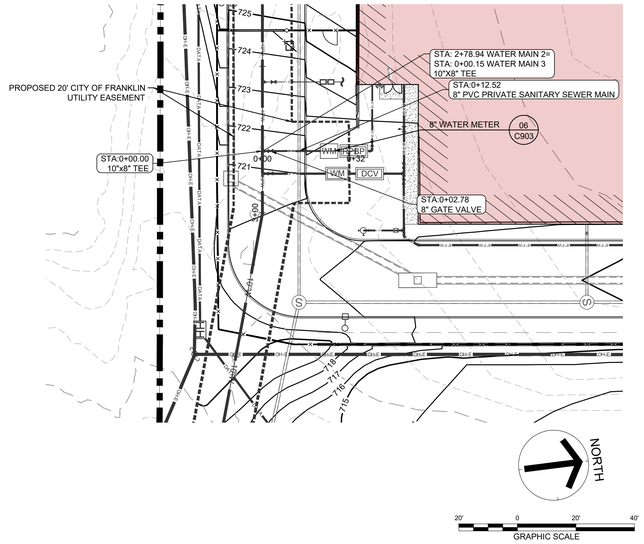
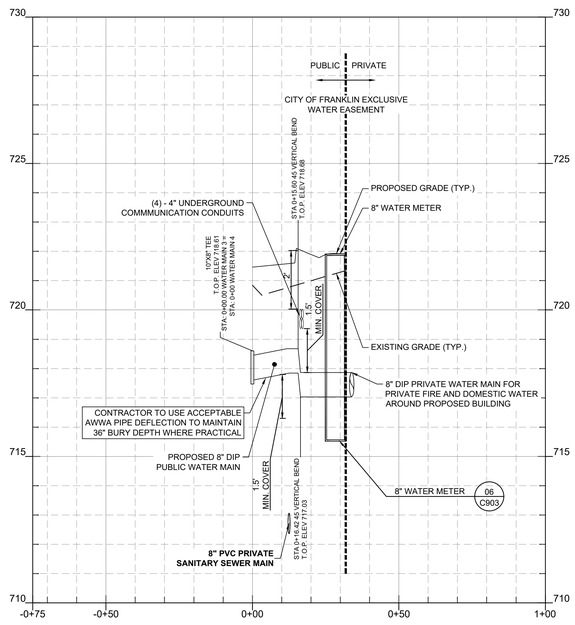
WATER MAIN 2 PLAN AND PROFILE

C509

49222.01
09.08.2025





WATER MAIN 3 PROFILE

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WATER MAIN 3 PLAN AND PROFILE

C510

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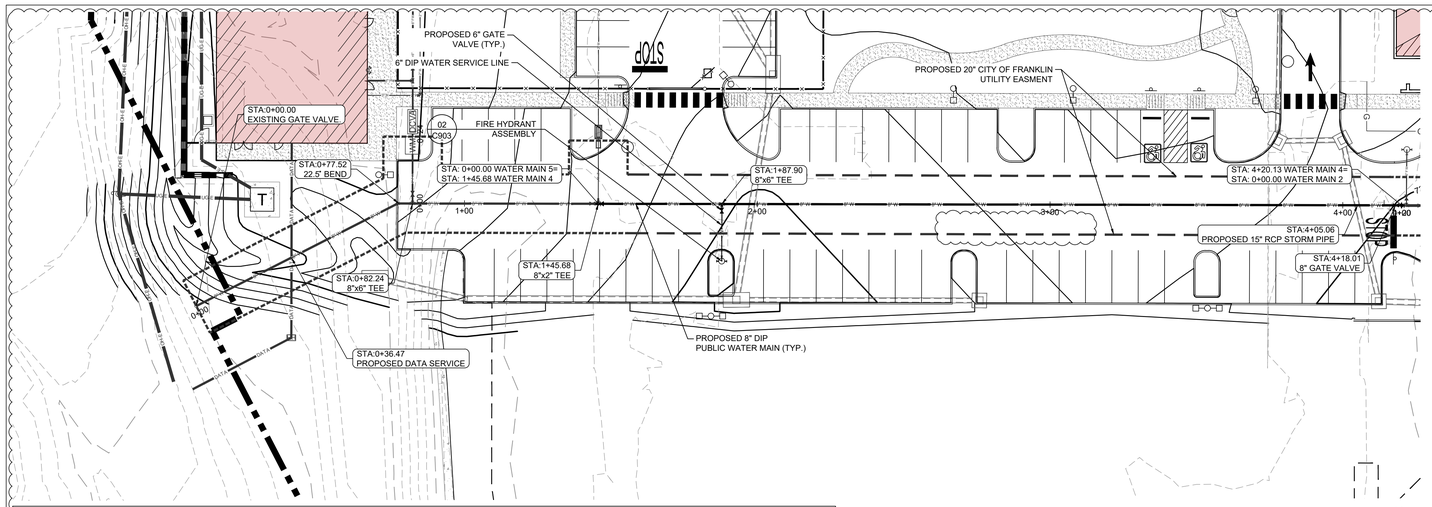

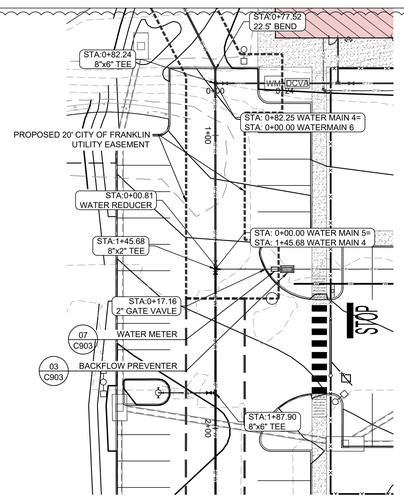

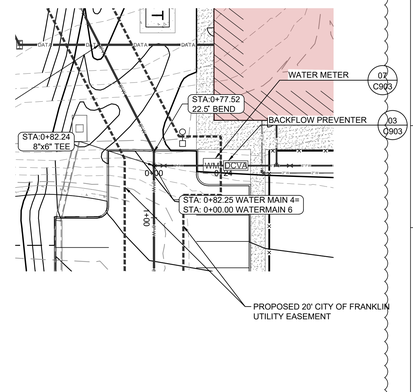

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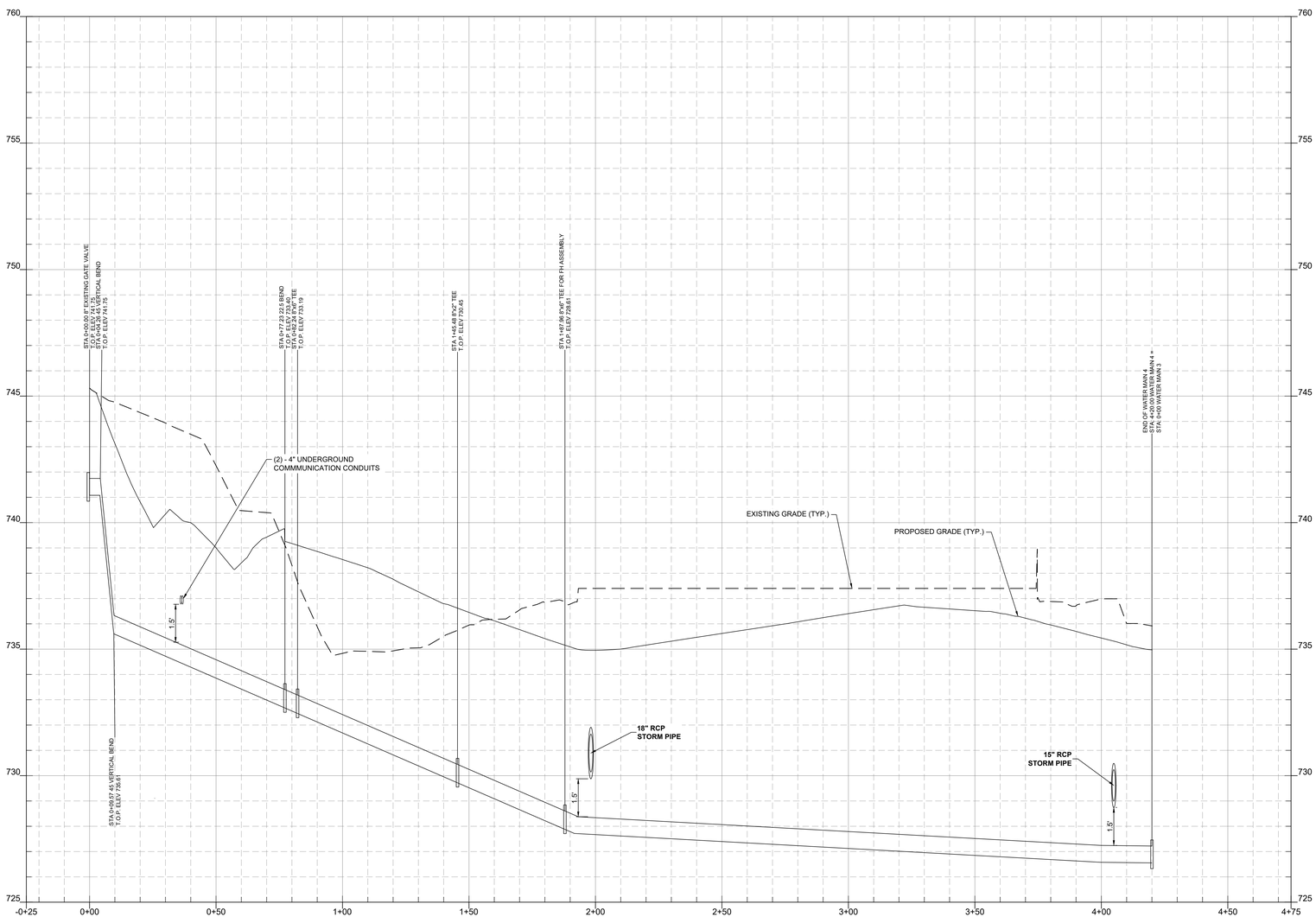
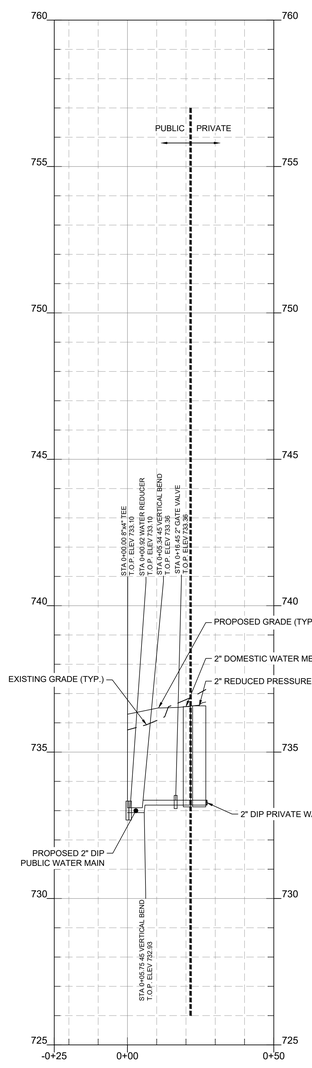
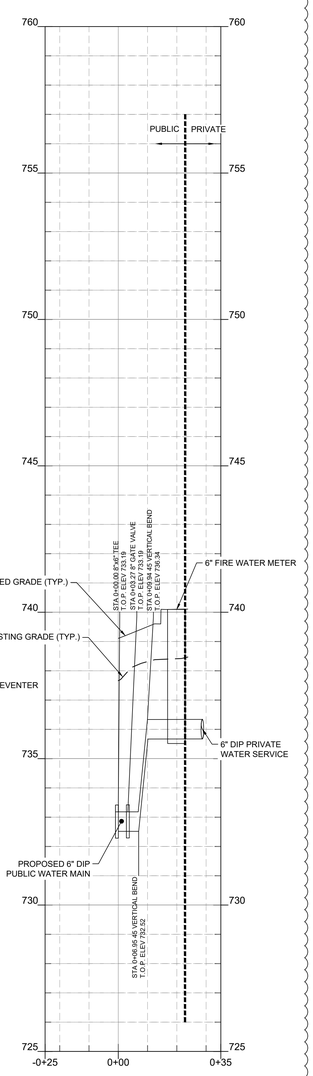


WATER MAIN 4 PROFILE
SCALE H:1"=20', V:1"=2'



WATER MAIN 5 PROFILE
SCALE H:1"=20', V:1"=2'



WATER MAIN 6 PROFILE
SCALE H:1"=20', V:1"=2'

Gresham Smith

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CENTURY INDUSTRIAL PARK SUBDIVISION
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COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES EVERETT SHAW
REGISTERED ENGINEER
9/3/2026

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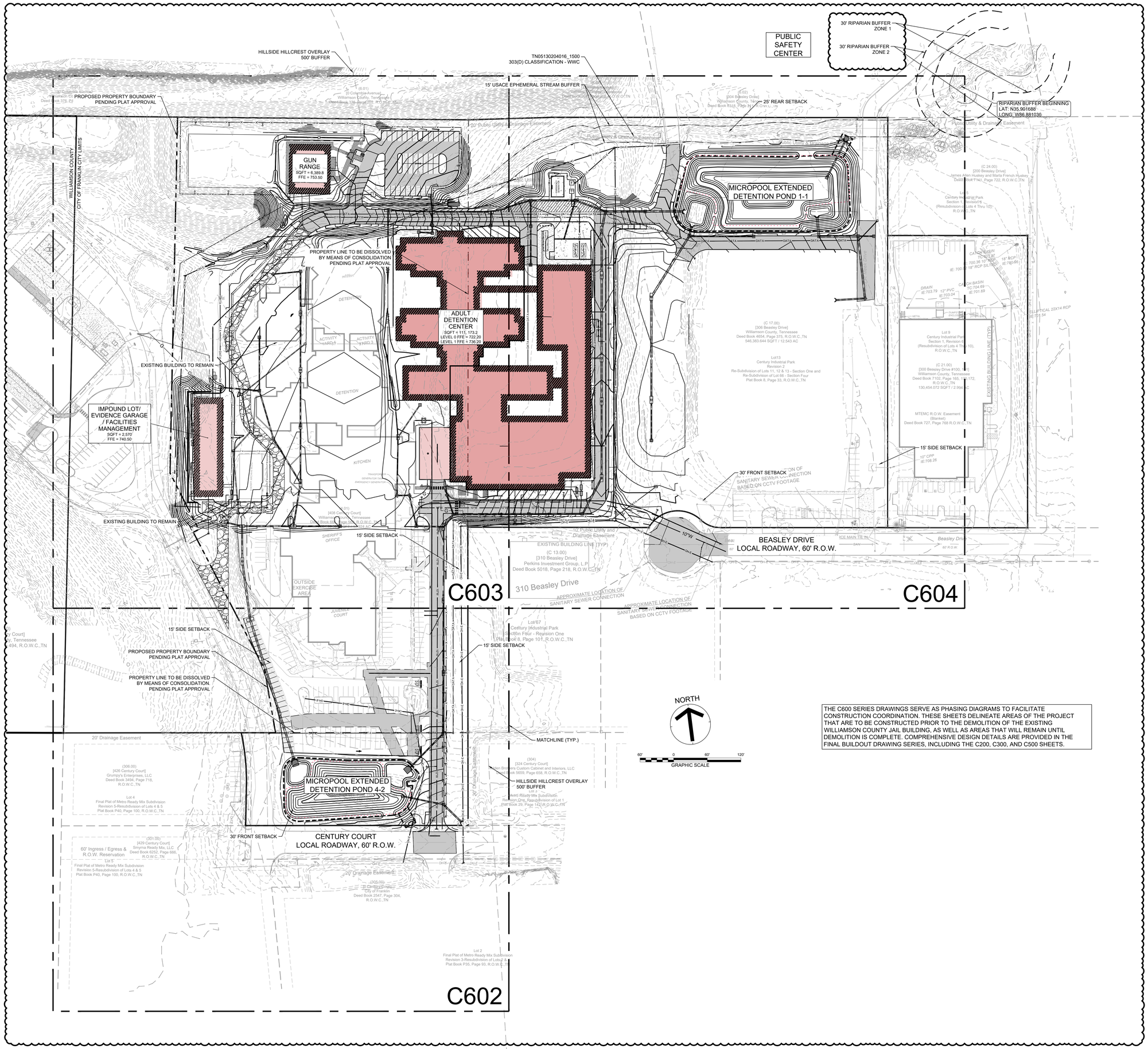
WATER MAINS 4-6
PLAN AND PROFILE

C511

49222.01
09.08.2025



THE C600 SERIES DRAWINGS SERVE AS PHASING DIAGRAMS TO FACILITATE CONSTRUCTION COORDINATION. THESE SHEETS DELINEATE AREAS OF THE PROJECT THAT ARE TO BE CONSTRUCTED PRIOR TO THE DEMOLITION OF THE EXISTING WILLIAMSON COUNTY JAIL BUILDING, AS WELL AS AREAS THAT WILL REMAIN UNTIL DEMOLITION IS COMPLETE. COMPREHENSIVE DESIGN DETAILS ARE PROVIDED IN THE FINAL BUILDOUT DRAWING SERIES, INCLUDING THE C200, C300, AND C500 SHEETS.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SMITH
REGISTERED ENGINEER
AUGUST 6, 2013
STATE OF TENNESSEE

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
1	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
7	09.03.2026	REVISION RESUBMITTAL

OVERALL PHASING DIAGRAM

C601

49222.01
04.13.2026

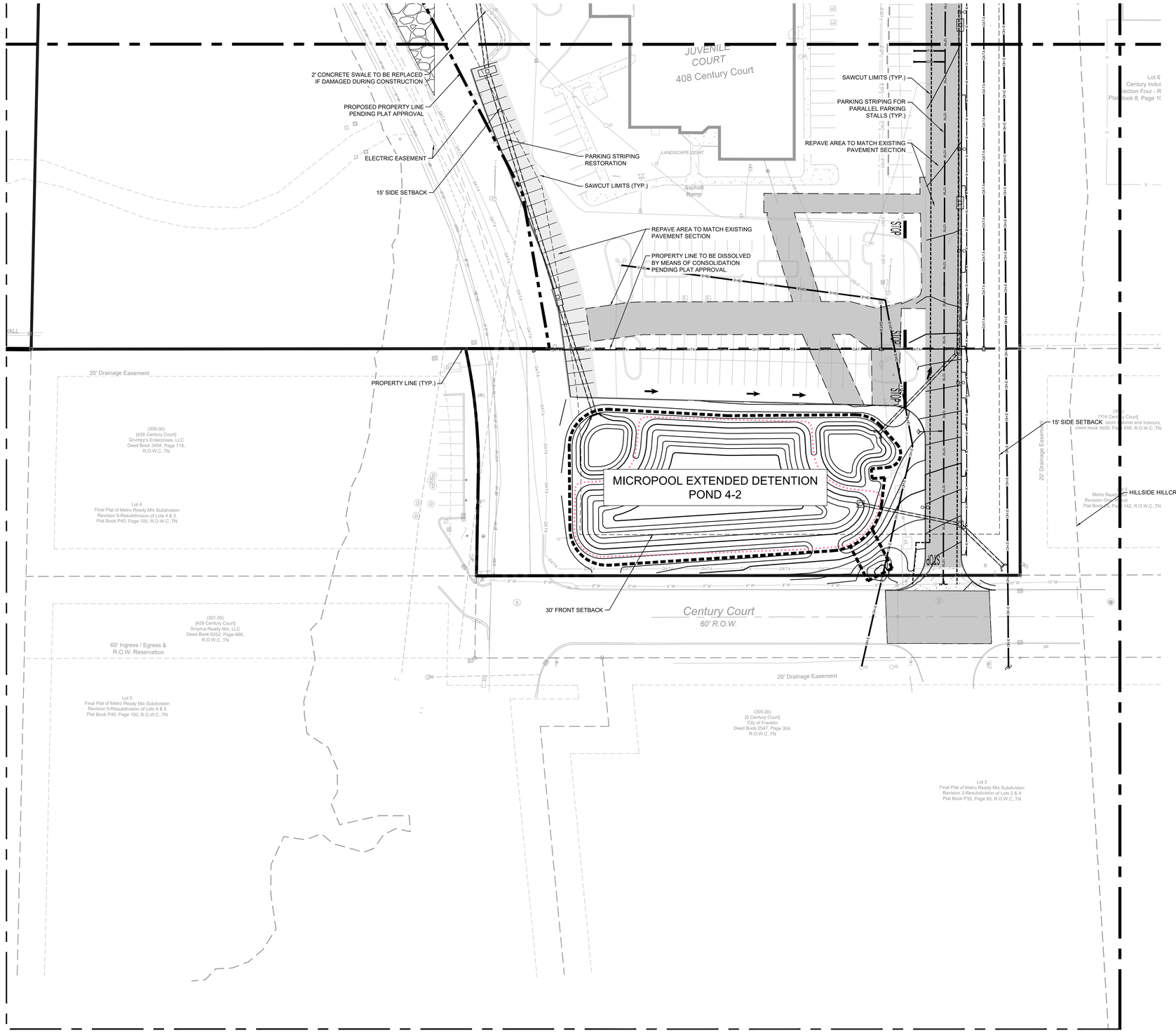
This Line Is 3 Inches When Printed Full Size

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL

NOTE:
1. ALL PAVEMENT RESTORATION WITHIN THE PROPERTY TO MATCH EXISITING PAVEMENT TYPE. CONTRACTOR TO VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES

THE C600 SERIES DRAWINGS SERVE AS PHASING DIAGRAMS TO FACILITATE CONSTRUCTION COORDINATION. THESE SHEETS DELINEATE AREAS OF THE PROJECT THAT ARE TO BE CONSTRUCTED PRIOR TO THE DEMOLITION OF THE EXISTING WILLIAMSON COUNTY JAIL BUILDING, AS WELL AS AREAS THAT WILL REMAIN UNTIL DEMOLITION IS COMPLETE. COMPREHENSIVE DESIGN DETAILS ARE PROVIDED IN THE FINAL BUILDOUT DRAWING SERIES, INCLUDING THE C200, C300, AND C500 SHEETS.



Gresham Smith

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

MRS. LEVI SCOTT
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
9/3/2026

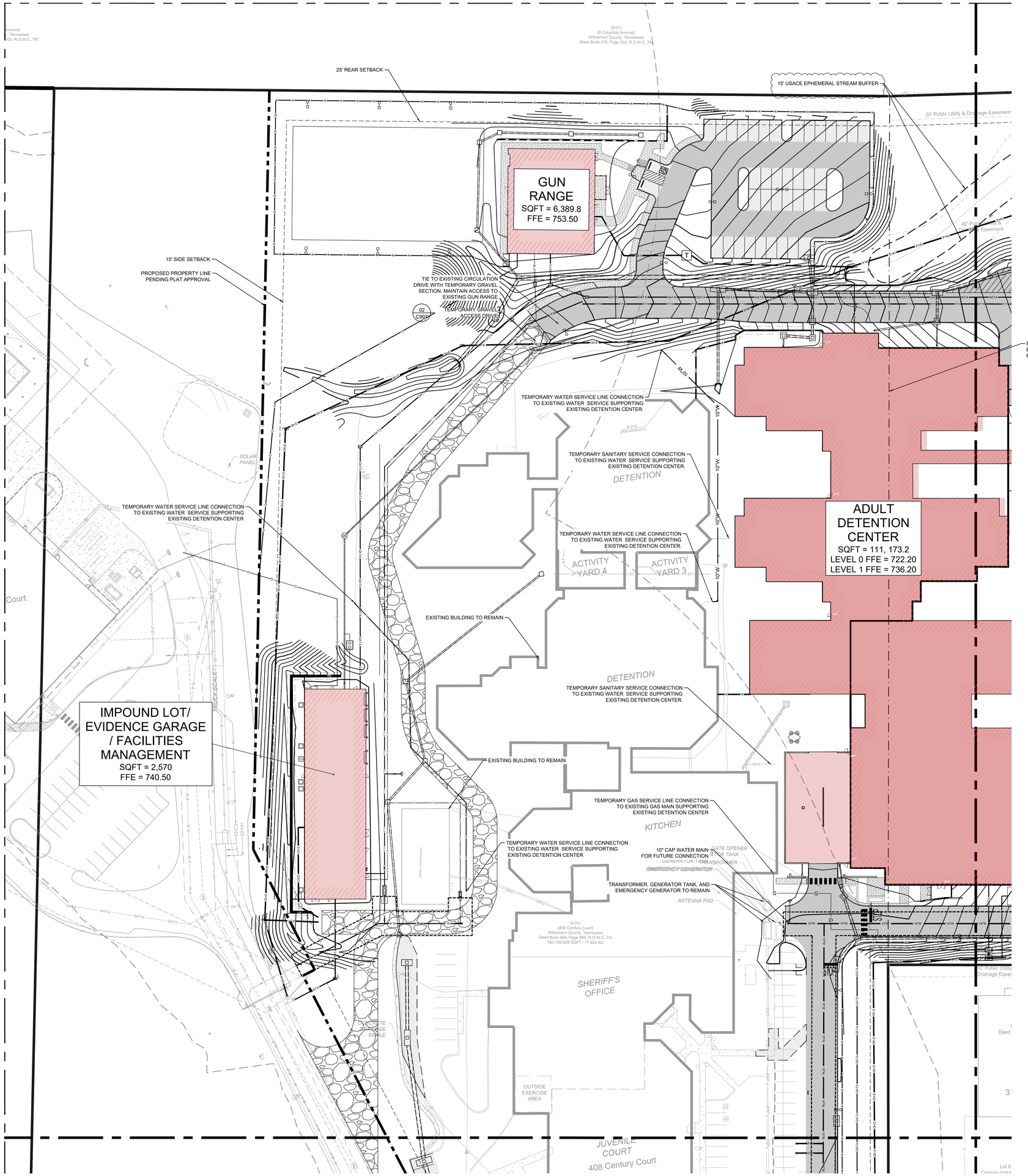
THIS SHEET HAS BEEN SEALED DIGITALLY

Revision		
No.	Date	Description
1	05.21.2026	AMENDMENT 2/IFC
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED PHASING DIAGRAM

C602

49222.01
04.13.2026



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION

NOTE:

ALL EQUIPMENT PADS SHALL BE CONSTRUCTED PER MANUFACTURER SPECIFICATIONS

THE C600 SERIES DRAWINGS SERVE AS PHASING DIAGRAMS TO FACILITATE CONSTRUCTION COORDINATION. THESE SHEETS DELINEATE AREAS OF THE PROJECT THAT ARE TO BE CONSTRUCTED PRIOR TO THE DEMOLITION OF THE EXISTING WILLIAMSON COUNTY JAIL BUILDING, AS WELL AS AREAS THAT WILL REMAIN UNTIL DEMOLITION IS COMPLETE. COMPREHENSIVE DESIGN DETAILS ARE PROVIDED IN THE FINAL BUILDOUT DRAWING SERIES, INCLUDING THE C200, C300, AND C500 SHEETS.

ALL TEMPORARY UTILITIES INSTALLED TO SUPPORT THE EXISTING DETENTION CENTER DURING CONSTRUCTION WILL BE DEMOED WITH THE DEMOLITION OF THE EXISTING DETENTION CENTER. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS AS NECESSARY.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
01	05.21.2026	AMENDMENT 2/IFC
5	07.02.2026	AMENDMENT 3
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED PHASING DIAGRAM

C603

49222.01
04.16.2026

This Line Is 3 Inches When Printed Full Size.

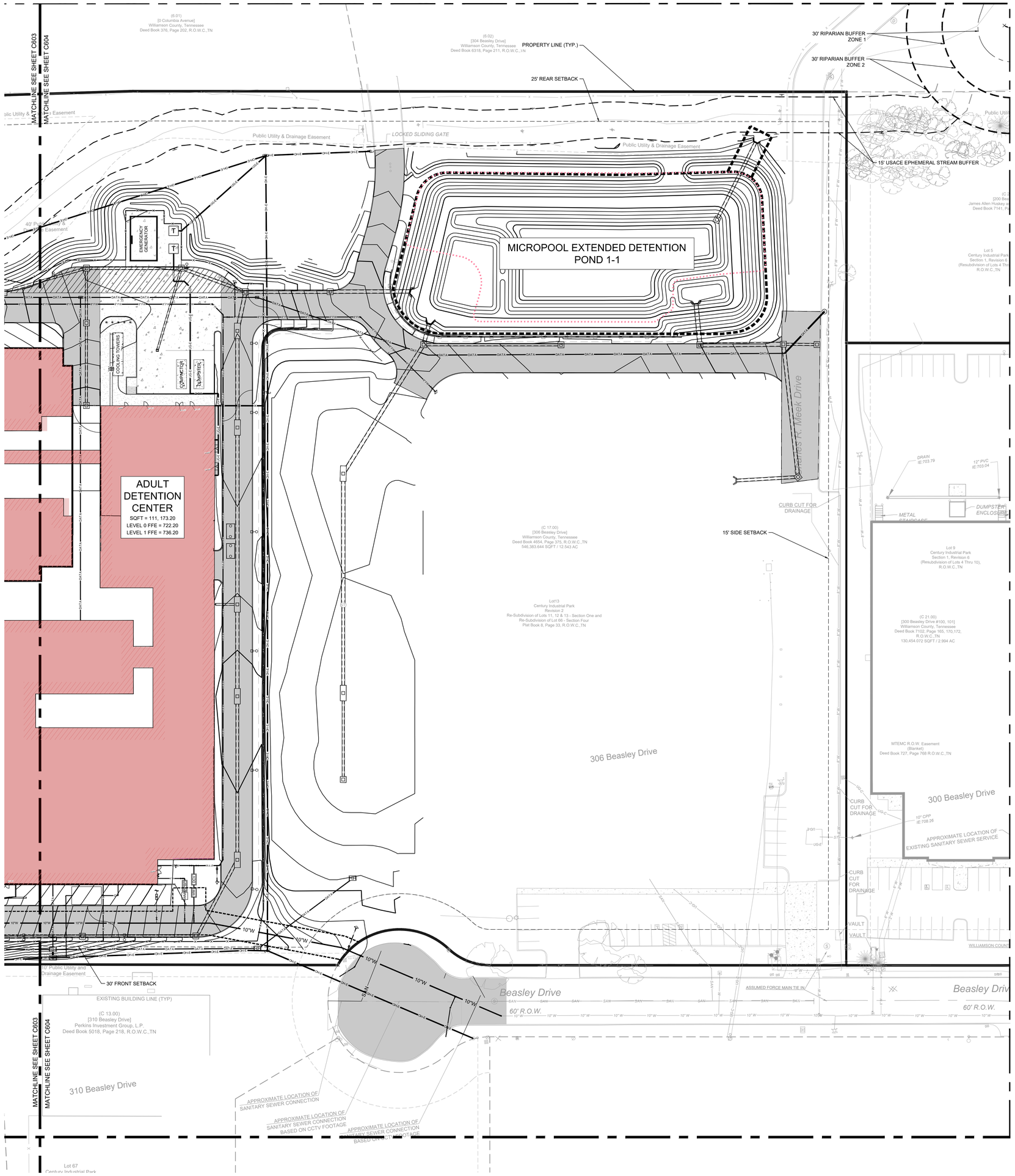
LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- NEW BUILDING CONSTRUCTION
- ACCESSIBLE PARKING SPACE SYMBOL

NOTE:

ALL EQUIPMENT PADS SHALL BE CONSTRUCTED PER MANUFACTURER SPECIFICATIONS

THE C600 SERIES DRAWINGS SERVE AS PHASING DIAGRAMS TO FACILITATE CONSTRUCTION COORDINATION. THESE SHEETS DELINEATE AREAS OF THE PROJECT THAT ARE TO BE CONSTRUCTED PRIOR TO THE DEMOLITION OF THE EXISTING WILLIAMSON COUNTY JAIL BUILDING, AS WELL AS AREAS THAT WILL REMAIN UNTIL DEMOLITION IS COMPLETE. COMPREHENSIVE DESIGN DETAILS ARE PROVIDED IN THE FINAL BUILDOUT DRAWING SERIES, INCLUDING THE C200, C300, AND C500 SHEETS.



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WILLIAMSON COUNTY TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SCHUTZ
REGISTERED
TENNESSEE
9/3/2026

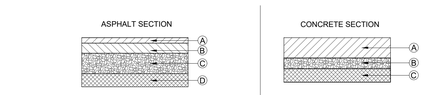
THIS SHEET HAS BEEN SEALED DIGITALLY

Revision		
No.	Date	Description
1	05.21.2026	AMENDMENT 2/IFC
7	09.03.2026	REVISION RESUBMITTAL

ENLARGED PHASING DIAGRAM

C604

49222.01
04.16.2026



LIGHT DUTY

- (A) 2.5" SURFACE COURSE ASPHALT
- (C) 6.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (D) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

HEAVY DUTY

- (A) 1.0" SURFACE COURSE ASPHALT
- (B) 2.5" BINDER COURSE ASPHALT
- (C) 8.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (D) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

HEAVY DUTY

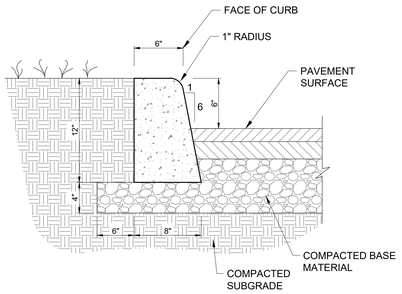
- (A) 6.0" CONCRETE (4,000 PSI)
- (B) 4.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (C) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY TTL, INC. ON APRIL 11, 2023. ANY UPDATED GEOTECHNICAL REPORT WILL BE PROVIDED IF NECESSARY.
2. LAYER MATERIALS SHALL MEET TDOT REQUIREMENTS.

01 C901

PAVEMENT
NOT TO SCALE



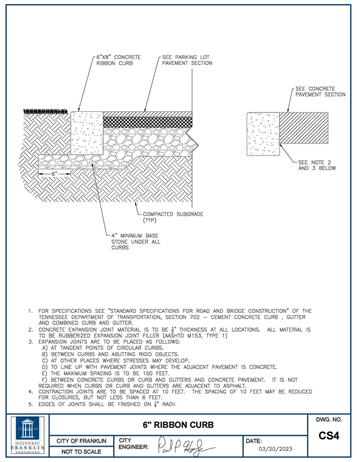
TYPICAL CROSS-SECTION

NOTES:

1. CURB SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (TYP.)

02 C901

POST CURB
NOT TO SCALE



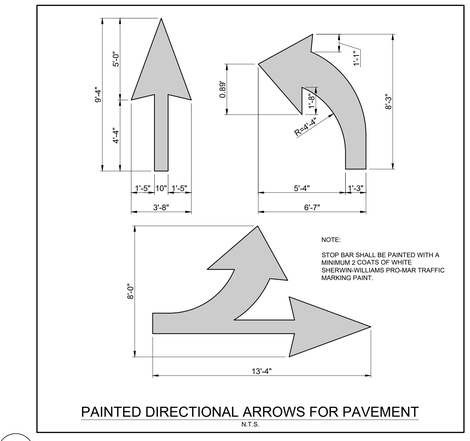
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 — CEMENT CONCRETE CURB , GUTTER AND COMBINATION CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
3. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
   A) AT TANGENT POINTS OF CIRCULAR CURBS.
   B) BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
   C) AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
   D) TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E) THE MAXIMUM SPACING IS TO BE 100 FEET.
   F) BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT NECESSARY TO PLACE EXPANSION JOINTS BETWEEN CURBS AND ADJACENT TO ASPHALT.
4. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
5. EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		03/20/2023	CS4

6" RIBBON CURB

03 C901

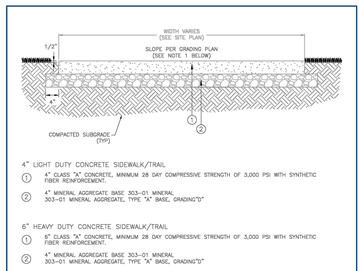
RIBBON CURB
NOT TO SCALE



PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
N.T.S.

04 C901

PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
NOT TO SCALE



4" LIGHT DUTY CONCRETE SIDEWALK/TRAIL

1. 4" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

6" HEAVY DUTY CONCRETE SIDEWALK/TRAIL

1. 6" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

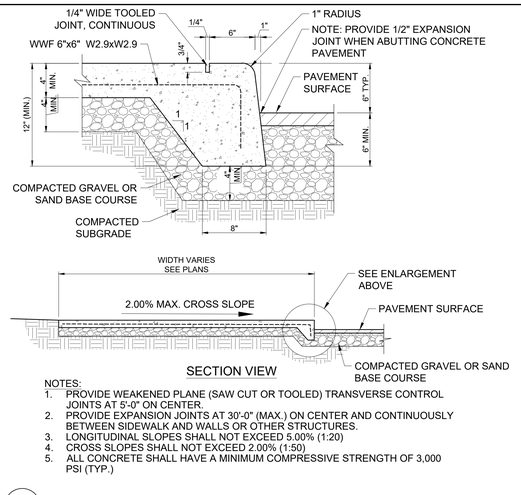
1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRADE PREPARATION IS NOT SPECIFIED, PROOF ROLL AND COMPACT ADDITIONAL COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%
3. ALL SIDEWALKS SHALL HAVE A BROOM FINISH.
4. ISOLATION/EXPANSION JOINTS SHALL BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILD DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES WHERE THE SIDEWALK IS IN CONTACT WITH BUILDINGS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESS MAY DEVELOP.
5. ½ INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS
6. ½ INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
7. ISOLATION/EXPANSION JOINTS SHALL BE:
   7.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
8. LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 8 FEET OR LESS IN WIDTH.
9. ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 8 FEET BUT LESS THAN 12 FEET IN WIDTH
10. ALL JOINTS SHALL BE LAID OUT TO APPEAR AS NEARLY AS PRACTICAL TO FORM SQUARES AS NEARLY TO SQUARE AS PRACTICAL BUT SHALL NOT EXCEED 5' UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		03/20/2023	CS9

4" AND 6" CONCRETE SIDEWALK/TRAIL

05 C901

CONCRETE SIDEWALK
NOT TO SCALE



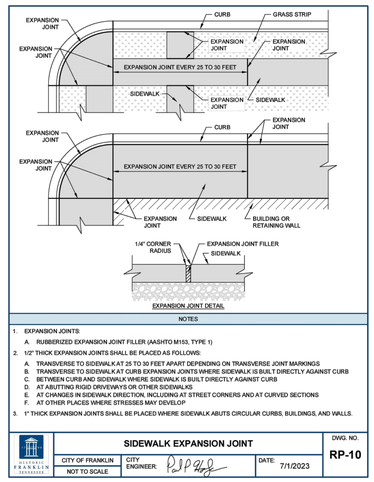
SECTION VIEW

NOTES:

1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) TRANSVERSE CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% (1:20)
4. CROSS SLOPES SHALL NOT EXCEED 2.00% (1:50)
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (TYP.)

06 C901

CONCRETE SIDEWALK HEADER
NOT TO SCALE



EXPANSION JOINT DETAIL

NOTES

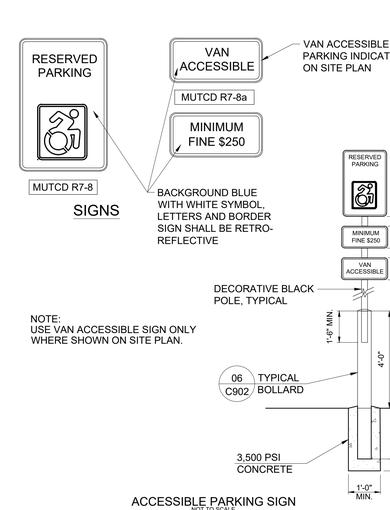
1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2023	RP-10

SIDEWALK EXPANSION JOINT

07 C901

EXPANSION JOINT
NOT TO SCALE



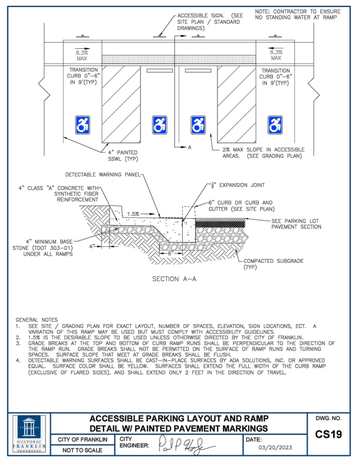
SIGNS

NOTE:
USE VAN ACCESSIBLE SIGN ONLY WHERE SHOWN ON SITE PLAN.

06 C902 TYPICAL BOLLARD

08 C901

ACCESSIBLE PARKING SIGN
NOT TO SCALE



SECTION A–A

GENERAL NOTES

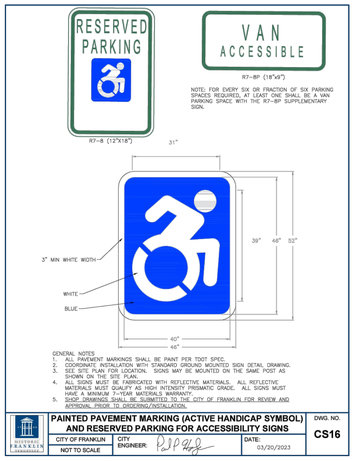
1. SEE SITE / GRADING PLAN FOR EXACT LAYOUT, NUMBER OF SPACES, ELEVATION, SIGN LOCATIONS, ECT. A MAXIMUM OF TWO RAMP MAY BE USED BUT MUST COMPLY WITH ACCESSIBILITY GUIDELINES.
2. 1.5% IS THE DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
4. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE YELLOW. THE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUDING OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		03/20/2023	CS19

ACCESSIBLE PARKING LAYOUT AND RAMP DETAIL W/ PAINTED PAVEMENT MARKINGS

09 C901

ACCESSIBLE PARKING
NOT TO SCALE



GENERAL NOTES:

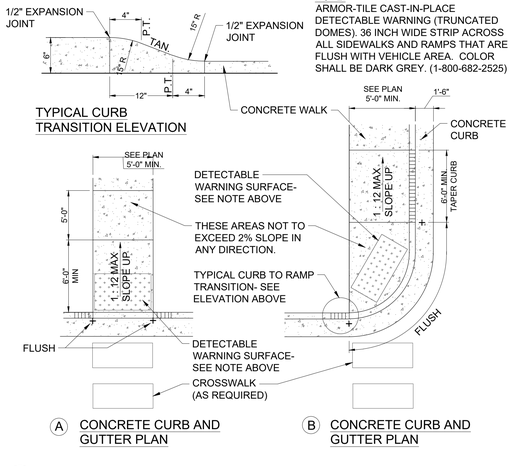
1. ALL PAVEMENT MARKINGS SHALL BE PAINT PER TDOT SPEC.
2. COORDINATE INSTALLATION WITH STANDARD GROUND MOUNTED SIGN DETAIL DRAWING.
3. SEE SITE PLAN FOR LOCATION. SIGNS MAY BE MOUNTED ON THE SAME POST AS SHOWN ON THE SITE PLAN.
4. ALL SIGNS SHALL BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST BE APPLIED AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		03/20/2023	CS16

PAINTED PAVEMENT MARKING (ACTIVE HANDICAP SYMBOL) AND RESERVED PARKING FOR ACCESSIBILITY SIGNS

10 C901

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE

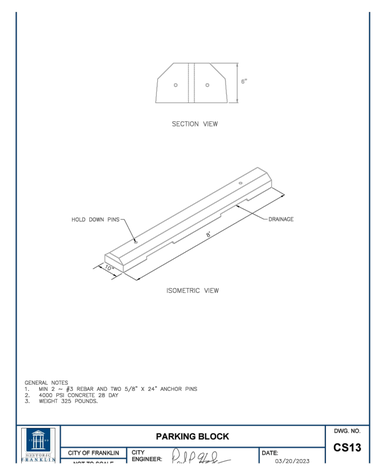


A CONCRETE CURB AND GUTTER PLAN

B CONCRETE CURB AND GUTTER PLAN

11 C901

ACCESSIBLE RAMP
NOT TO SCALE



GENERAL NOTES

1. MIN 2 – #3 REBAR AND TWO 5/8" X 24" ANCHOR PINS
2. 4000 PSI CONCRETE 28 DAY
3. WEIGHT 325 POUNDS.

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		03/20/2023	CS13

PARKING BLOCK

12 C901

CONCRETE WHEEL STOP
NOT TO SCALE

Gresham Smith

GreshamSmith.com

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Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

STATE OF TENNESSEE
JAMES LEVI SHAW
REGISTERED ENGINEER
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

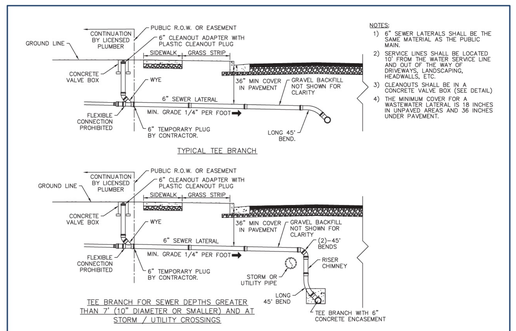
Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

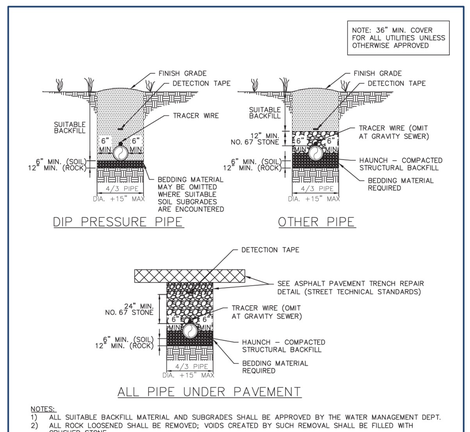
C901

49222.01
09.08.2025



SANITARY SEWER LATERALS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-9
NOT TO SCALE	DATE: 10/16/2019	

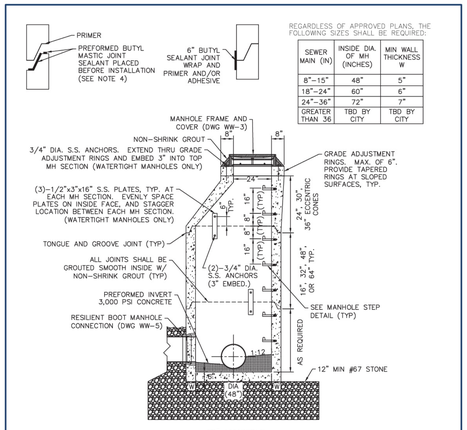
01 C902 SANITARY SEWER LATERALS NOT TO SCALE



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC–STR–1 AND EC–STR–2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR–CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'–0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

UTILITY BEDDING AND BACKFILL DETAIL		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-8
NOT TO SCALE	DATE: 10/16/2019	

02 C902 UTILITY BEDDING AND BACKFILL NOT TO SCALE



REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

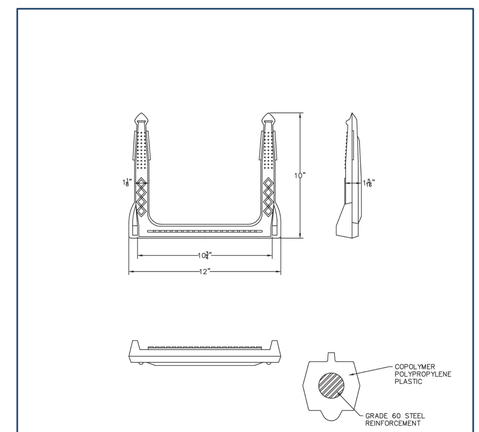
SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS–231, CONTROLLED EXPANSION WATERSTOP.

48" MANHOLE

48" DIAMETER PRECAST MANHOLE		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-1
NOT TO SCALE	DATE: 10/16/2019	

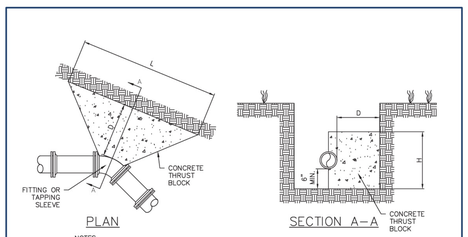
03 C902 PRECAST CONCRETE MANHOLE NOT TO SCALE



NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

MANHOLE AND VAULT STEPS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-4
NOT TO SCALE	DATE: 10/16/2019	

04 C902 MANHOLE AND VAULT STEPS NOT TO SCALE

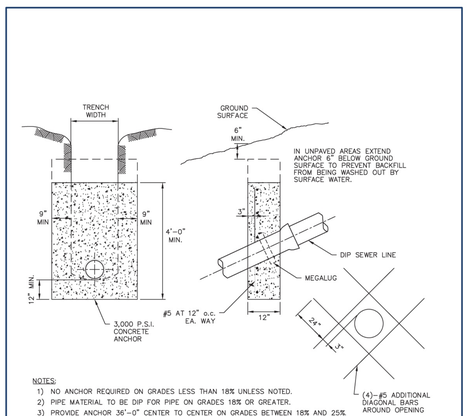


NOTES:
1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE CASES, SUBMIT REVISED DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
4) VERTICAL BENDS REQUIRE SEPARATE DESIGN AND DETAIL BY ENGINEER.
5) THRUST BLOCKING SHOWN IS BASED ON THE FOLLOWING ASSUMPTIONS. IF OTHER CONDITIONS ARE ENCOUNTERED, SPECIAL DESIGN IS REQUIRED. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. BEARING AGAINST SOFT CLAY, SILT, OR ORGANIC SOILS NOT PERMITTED.
   B. GROUNDWATER TABLE ELEVATION LOCATED BELOW BOTTOM OF BLOCK.
   C. SAFETY FACTOR: 1.5
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. HORIZ. SOIL BEARING: 2,000 PSF

PIPE DIAMETER	THRUST BLOCK DIMENSIONS									
		HORIZONTAL ELBOWS							TEES, DEAD ENDS, TAPPING SLEEVES	
		22 ½		45		90				
	D	L	H	L	H	L	H		L	H
4"	1'–6"	1'–6"	1'–6"	1'–6"	1'–6"	2'–0"	1'–6"		1'–6"	1'–6"
6"	1'–6"	2'–0"	1'–6"	2'–6"	1'–6"	3'–0"	2'–0"		3'–0"	1'–6"
8"	1'–6"	2'–0"	1'–6"	3'–0"	2'–0"	4'–6"	2'–6"		4'–0"	2'–0"
12"	2'–0"	4'–0"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"		6'–0"	3'–0"
16"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	10'–0"	4'–6"		8'–0"	4'–0"

THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-7
NOT TO SCALE	DATE: 10/16/2019	

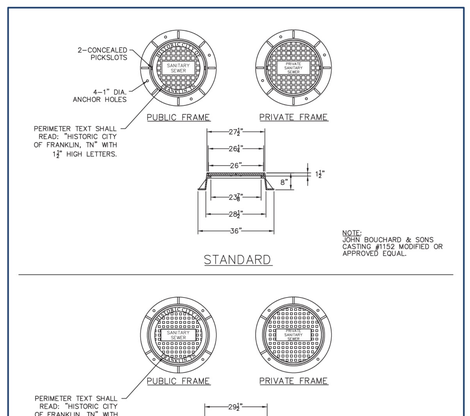
05 C902 THRUST BLOCKING NOT TO SCALE



NOTES:
1) NO ANCHOR REQUIRED ON GRADES LESS THAN 18% UNLESS NOTED.
2) PIPE MATERIAL TO BE DIP FOR PIPE ON GRADES 18% OR GREATER.
3) PROVIDE ANCHOR 36'–0" CENTER TO CENTER ON GRADES BETWEEN 18% AND 25%
4) PROVIDE ANCHOR 24'–0" CENTER TO CENTER ON GRADES BETWEEN 25% AND 35%
5) PROVIDE ANCHOR 16'–0" CENTER TO CENTER ON GRADES 35% AND GREATER.
6) PROVIDE A MID–SPAN MEGALUG PIPE RESTRAINT CENTERED IN EACH CONCRETE ANCHOR.
7) CONTRACTOR MAY SUBMIT ALTERNATE DESIGN UTILIZING ROCK BOLTS TO KEY ANCHOR TO ROCK TRENCH.
8) FOR CONDITIONS OTHER THAN SHOWN HEREON, ANCHORS SHALL BE PROVIDED AS DESIGNED BY THE ENGINEER–OF–RECORD.

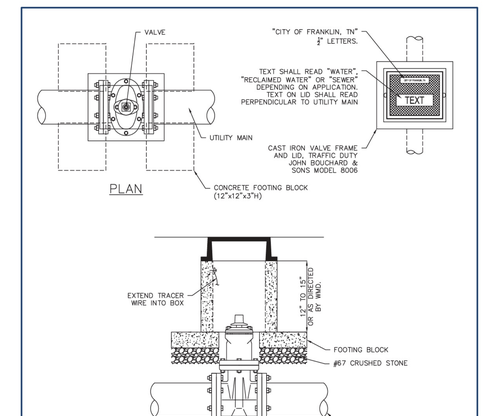
CONCRETE ANCHORS FOR SEWER ON STEEP GRADES		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-10
NOT TO SCALE	DATE: 10/16/2019	

06 C902 CONCRETE SLOPE ANCHORS NOT TO SCALE



MANHOLE FRAME AND COVER		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-3
NOT TO SCALE	DATE: 10/16/2019	

07 C902 MANHOLE FRAME AND COVER NOT TO SCALE



NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

CONCRETE VALVE BOX		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-2
NOT TO SCALE	DATE: 10/16/2019	

08 C902 CONCRETE VALVE BOX NOT TO SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHAW
REGISTERED ENGINEER
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

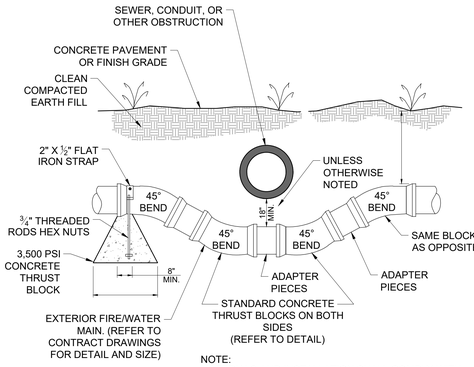
Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C902

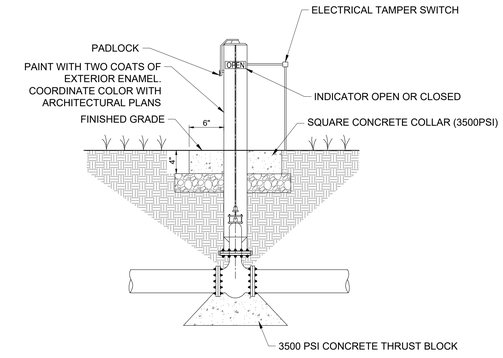
49222.01
09.08.2025



NOTE:
MATERIALS AND INSTALLATION SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS.

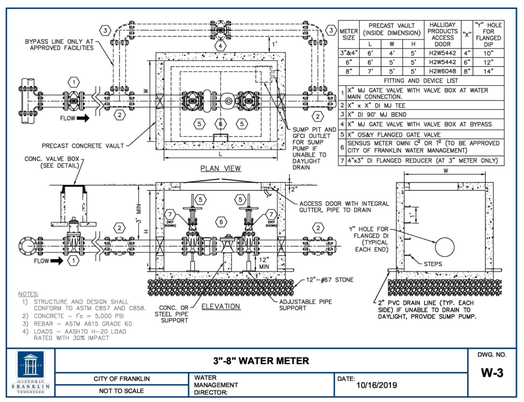
01 C903

WATERLINE CROSSING OBSTRUCTIONS
NOT TO SCALE



05 C903

POST INDICATOR VALVE
NOT TO SCALE



METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"Y" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4" 10"
6"	6'	5'	5'	H2W5442	6" 12"
8"	7'	5'	5'	H2W6048	8" 14"

FITTING AND DEVICE LIST

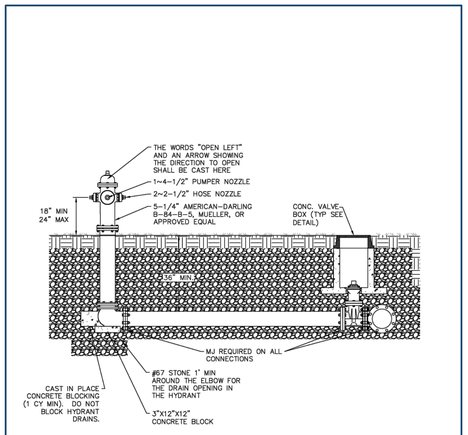
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OWN 2" OR 1" (TO BE APPROVED BY CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT

3"-8" WATER METER			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-3
NOT TO SCALE			

06 C903

WATER METER
NOT TO SCALE



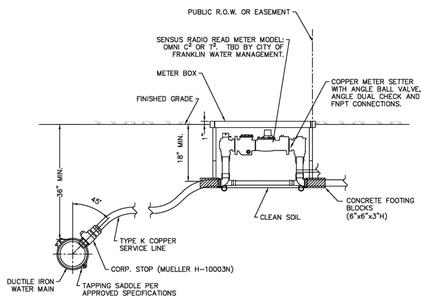
NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

FIRE HYDRANT SETTING			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-9
NOT TO SCALE			

02 C903

FIRE HYDRANT ASSEMBLY
NOT TO SCALE

NOTES: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PI01730B18) AND COVER (PI01730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.



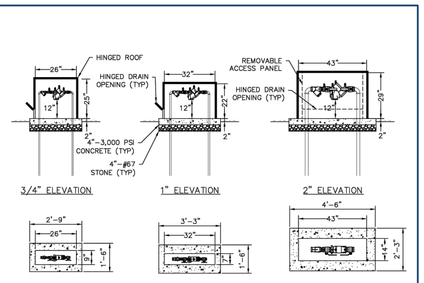
METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RM8173018-SW-W 17"X30"X18"	720-609-WOFF-660 (NOTE 1)
2"	RM8173018-SW-W 17"X30"X18"	720-710-KOFF-770 (NOTE 1)

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
6) BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

1-1/2" AND 2" WATER SERVICE ASSEMBLIES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-2
NOT TO SCALE			

07 C903

WATER METER
NOT TO SCALE



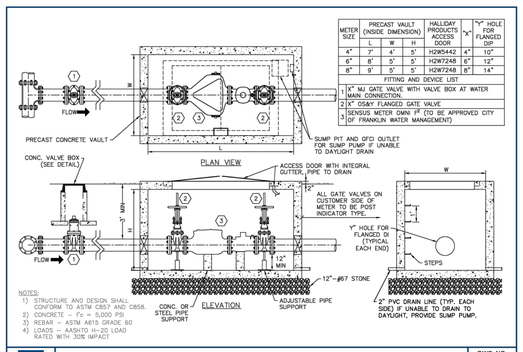
BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC. PAD
¾"	75SN-AL	9"	26"	25"	1'-6"X2'-9"
1"	100S-AL	7"	32"	22"	1'-6"X3'-3"
1.5" AND 2"	200S-AL	14"	43"	29"	2'-3"X4'-6"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4", 1", 1-1/2", AND 2" LINES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-6
NOT TO SCALE			

03 C903

BACKFLOW PREVENTER
NOT TO SCALE



METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"Y" HOLE FOR FLANGED DIP
4"	7'	4'	5'	H2W5442	4" 10"
6"	8'	5'	5'	H2W7248	6" 12"
8"	9'	5'	5'	H2W7248	8" 14"

FITTING AND DEVICE LIST

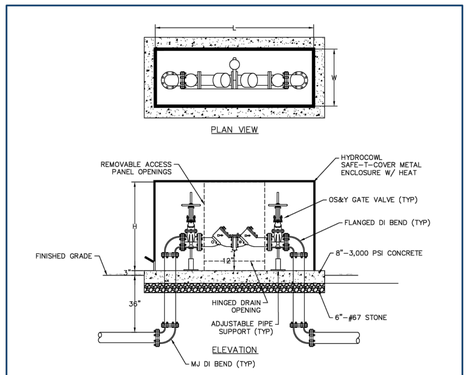
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" OS&Y FLANGED GATE VALVE
3	SENSUS METER OWN 2" (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT

4"-8" FIRE METER			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-4
NOT TO SCALE			

08 C903

FIRE METER
NOT TO SCALE



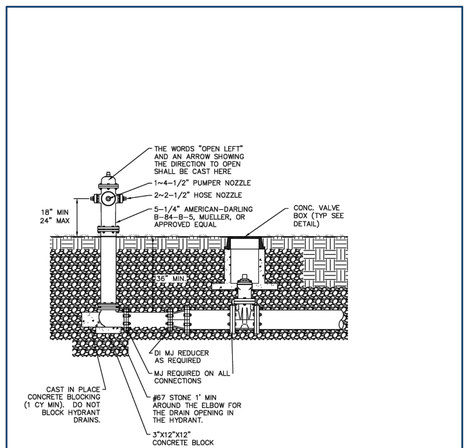
BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD
3"	300-AL	22"	72"	38"	3'-0"X7'-3"
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

REDUCED PRESSURE BACKFLOW PREVENTER FOR 3"-8" LINES (ABOVE GROUND)			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-7
NOT TO SCALE			

04 C903

BACKFLOW PREVENTER
NOT TO SCALE



MAIN SIZE	END PIPE SIZE
6" – 18"	6" BLOW-OFF
18" & GREATER	AS APPROVED BY CITY ENGINEER

NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
2) FOR MAINS THAT ARE TO BE EXTENDED USE A VALVE EQUAL TO THE MAIN SIZE AS THE BLOW-OFF CONTROL VALVE AND THEN REDUCE.

FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	W-10
NOT TO SCALE			

09 C903

FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF
NOT TO SCALE

Gresham Smith

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Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHAW
REGISTERED ENGINEER
NORTH CAROLINA
049222
9/3/2025
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

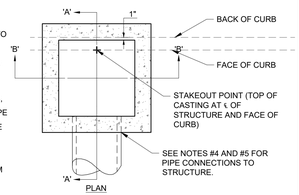
SITE DETAILS

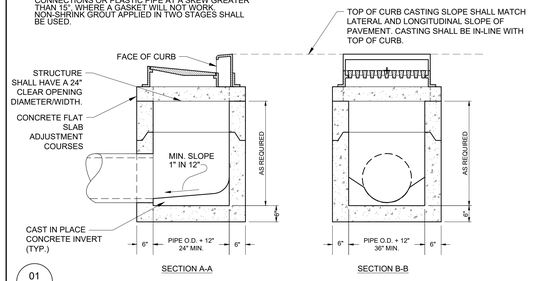
C903

49222.01
09.08.2025

NOTES:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINT CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.





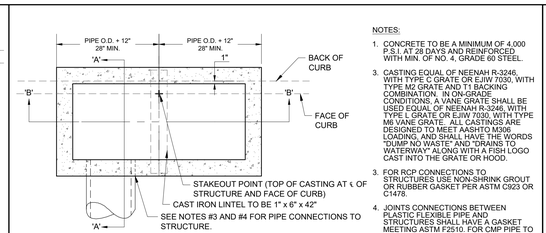
01 C904

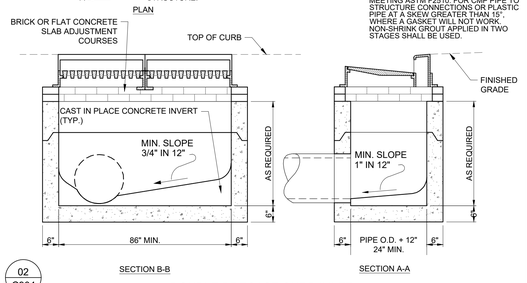
SINGLE PRECAST CURB INLET

NOT TO SCALE

NOTES:

1. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
3. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
4. JOINTS CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.





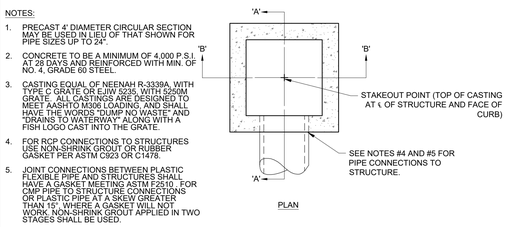
02 C904

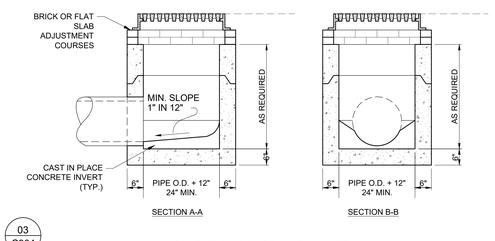
DOUBLE PRECAST CURB INLET

NOT TO SCALE

NOTES:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINT CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

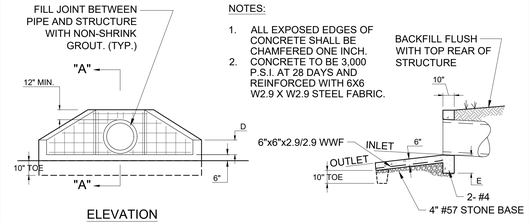




03 C904

SINGLE PRECAST AREA INLET

NOT TO SCALE



NOTES:

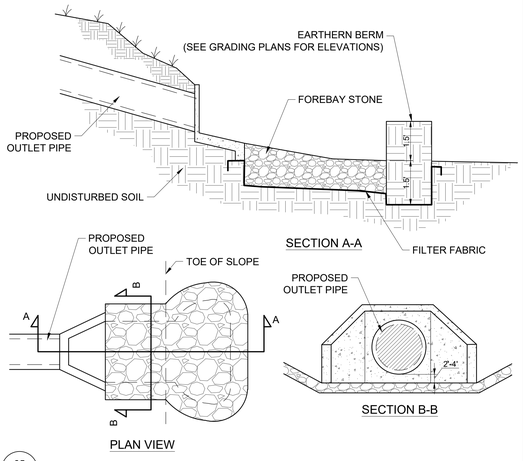
1. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH.
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH 6X6 W2.9 X W2.9 STEEL FABRIC.

DIMENSIONS TABLE					
PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

04 C904

PRECAST HEADWALL

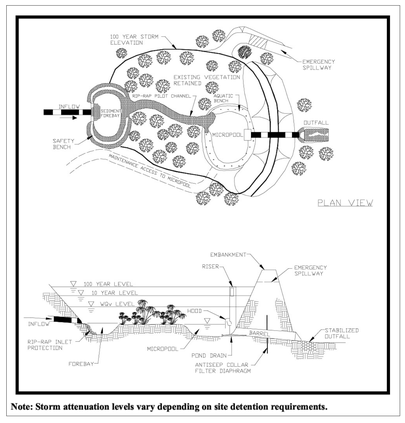
NOT TO SCALE



05 C904

FOREBAY

NOT TO SCALE

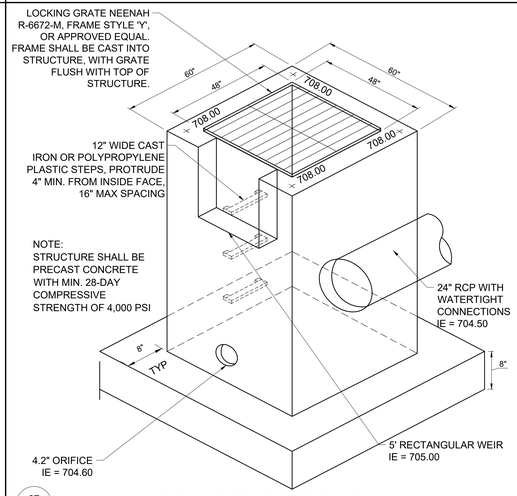


Note: Storm attenuation levels vary depending on site detention requirements.

06 C904

MICROPOOL EXTENDED DETENTION POND

NOT TO SCALE



07 C904

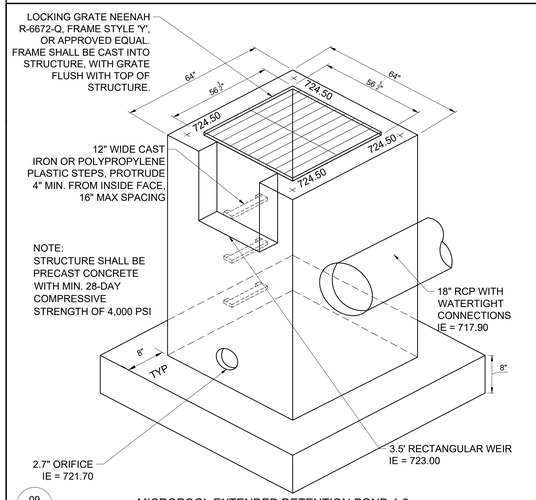
MICROPOOL EXTENDED DETENTION POND 1-1 OUTLET STRUCTURE

NOT TO SCALE

08 C904

NOT USED

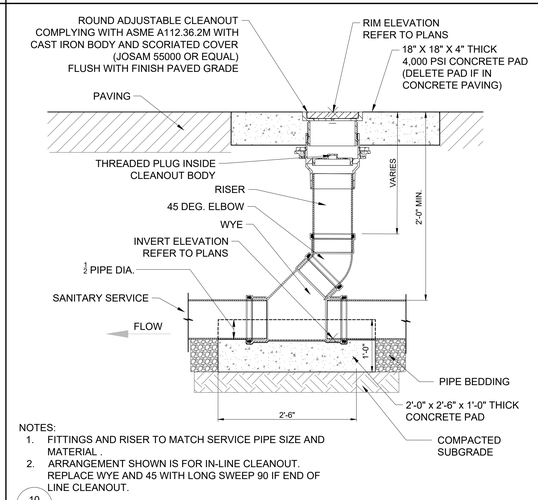
NOT TO SCALE



09 C904

MICROPOOL EXTENDED DETENTION POND 4-2 OUTLET STRUCTURE

NOT TO SCALE



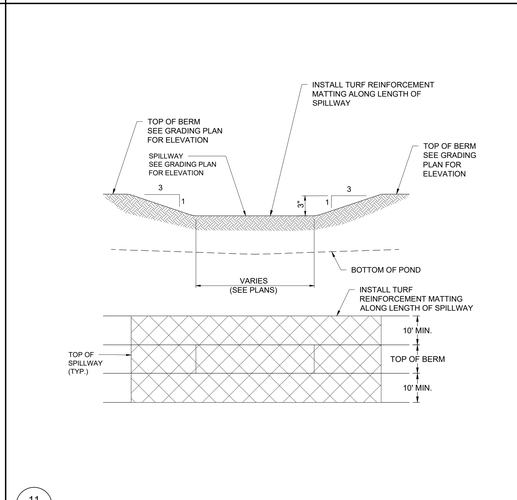
NOTES:

1. FITTINGS AND RISER TO MATCH SERVICE PIPE SIZE AND MATERIAL.
2. ARRANGEMENT SHOWN IS FOR IN-LINE CLEANOUT. REPLACE WYE AND 45 WITH LONG SWEEP 90 IF END OF LINE CLEANOUT.

10 C904

CLEANOUT - TRAFFIC RATED

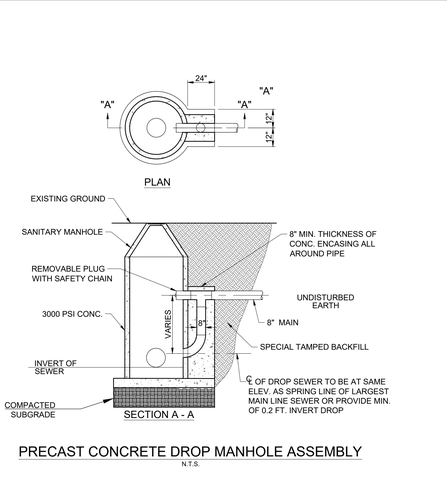
NOT TO SCALE



11 C904

OVERFLOW SPILLWAY

NOT TO SCALE



PRECAST CONCRETE DROP MANHOLE ASSEMBLY

N.T.S.

12 C904

PRECAST CONCRETE DROP MANHOLE ASSEMBLY

NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION
CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

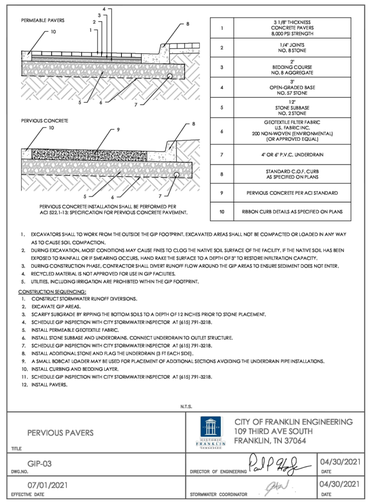
THIS SHEET HAS BEEN SEALED DIGITALLY

Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C904

49222.01
09.08.2025



1. EXCAVATORS SHALL TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

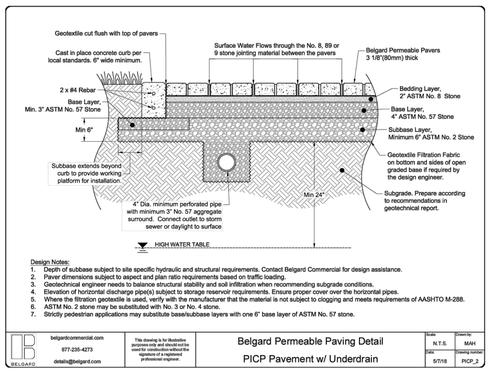
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (5 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LATER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

PERVIOUS PAVERS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-03 (DWG.NO.)	DIRECTOR OF ENGINEERING	04/30/2021 (DATE)
07/01/2021 (EFFECTIVE DATE)	STORMWATER COORDINATOR	04/30/2021 (DATE)

01 C905

PERVIOUS PAVERS
NOT TO SCALE



Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
6. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the approval of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement w/ Underdrain	Date N.T.S. 07/18 / Drawn by MAH / Drawing number PICP_2

NOTES:

1. WHERE BEDROCK IS ENCOUNTERED BENEATH THE PAVER AREA DURING EXCAVATION, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE SUBBASE AND THE ADDITIONAL EXCAVATION BACKFILLED WITH CLEAN #57 STONE.
2. REFER TO GRADING AND DRAINAGE PLANS FOR UNDERDRAIN LOCATIONS

01 C905

PERVIOUS PAVERS
NOT TO SCALE

ACTIVITY: Stabilized Construction Exit — TCP – 03

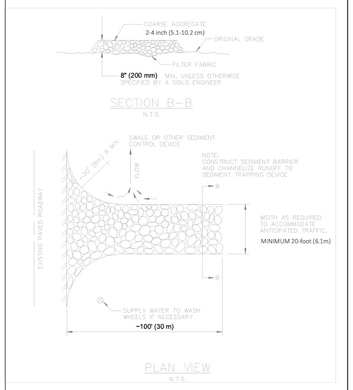


Figure TCP-03-1
Stabilized Construction Exit

Volume 4: Stormwater Best Management Practices – Temp. Construction Site Management Practices TCP-03-5 2021

02 C905

CONSTRUCTION ENTRANCE
NOT TO SCALE

ACTIVITY: Silt Fence — TCP – 13

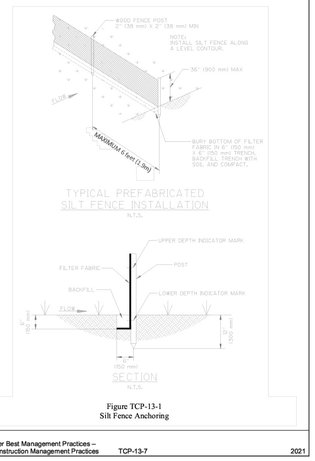


Figure TCP-13-1
Silt Fence Anchoring

ACTIVITY: Silt Fence — TCP – 13

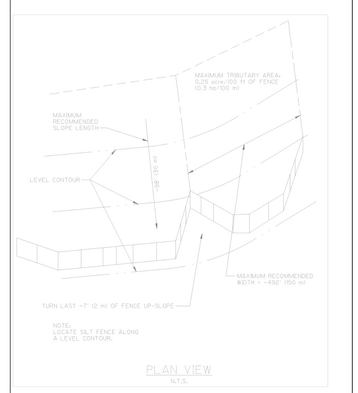


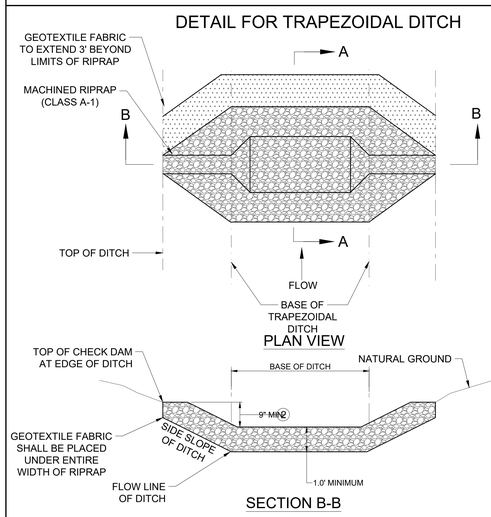
Figure TCP-13-2
Silt Fence End Layout

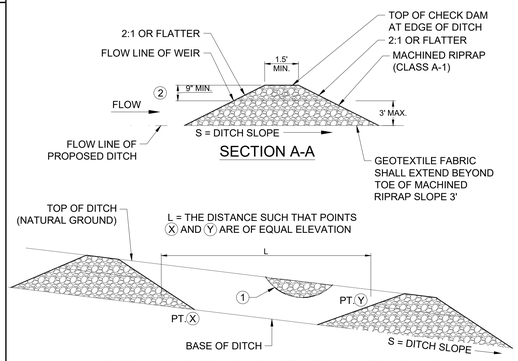
Volume 4: Stormwater Best Management Practices – Temp. Construction Management Practices TCP-13-8 2021

03 C905

SILT FENCE
NOT TO SCALE

DETAIL FOR TRAPEZOIDAL DITCH



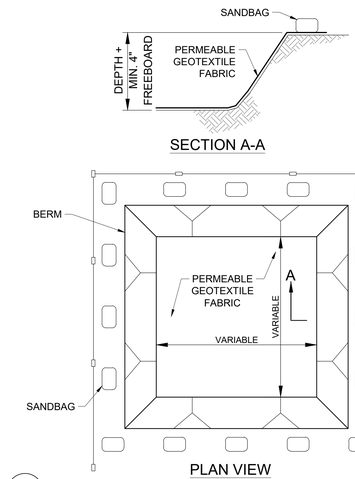


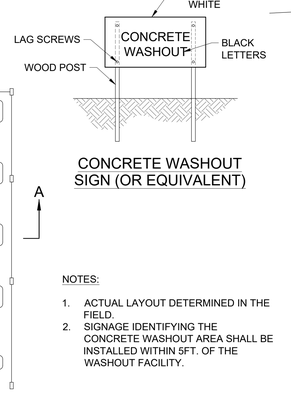
DETAIL FOR SPACING BETWEEN CHECK DAMS

NOTES:
1. FILL LOW AREAS ALONG TOP OF BANK TO PREVENT BACKWATER FROM EXITING DITCH.
2. WEIR FLOW DEPTH BASED UPON 2YR/24HR STORM EVENT OR 5YR/24HR STORM EVENT.

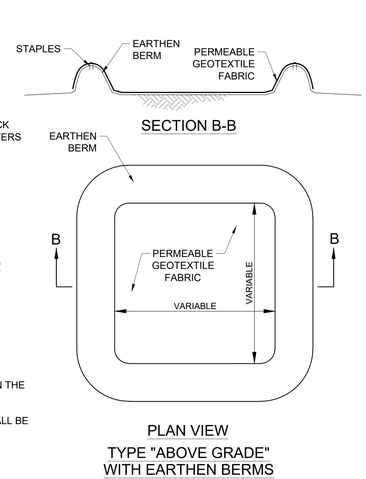
05 C905

CHECK DAM
NOT TO SCALE



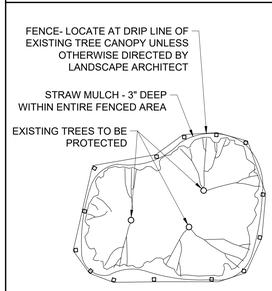


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

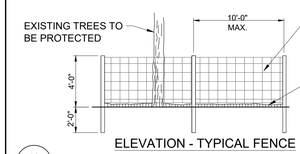


06 C905

CONCRETE WASHOUT
NOT TO SCALE

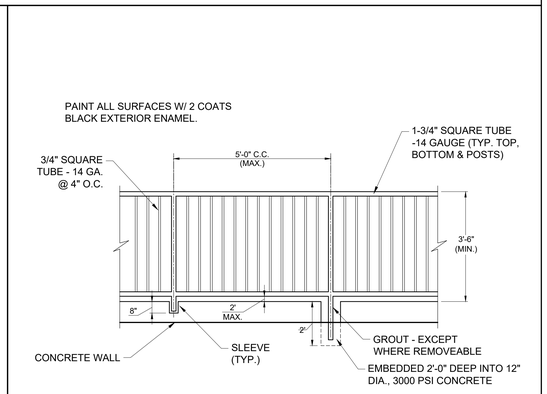


NOTES:
1. INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.
2. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.
3. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.
4. REMOVE ALL VINES FROM PROTECTED TREES.
5. DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.
6. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.
7. CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.



08 C905

TREE PROTECTION
NOT TO SCALE



09 C905

PEDESTRIAN GUARDRAIL
NOT TO SCALE

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Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

LEVI SLOAN REGISTERED ENGINEER 120170 STATE OF TENNESSEE 9/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

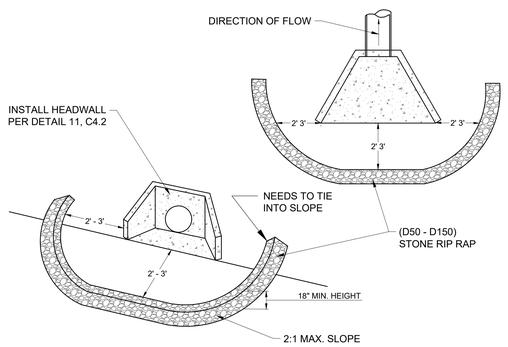
Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C905

49222.01
09.08.2025

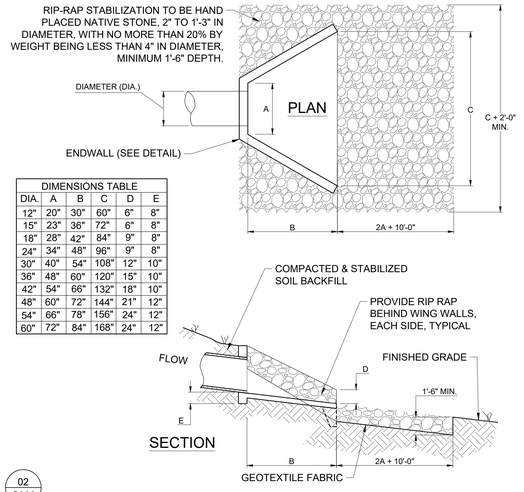
This Line Is 3 Inches When Printed Full Size



NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

01 C906

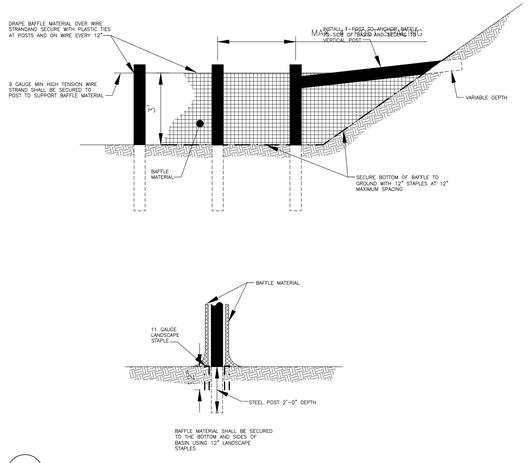
TEMPORARY STONE FILTER RING
NOT TO SCALE



DIMENSIONS TABLE					
DIA	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

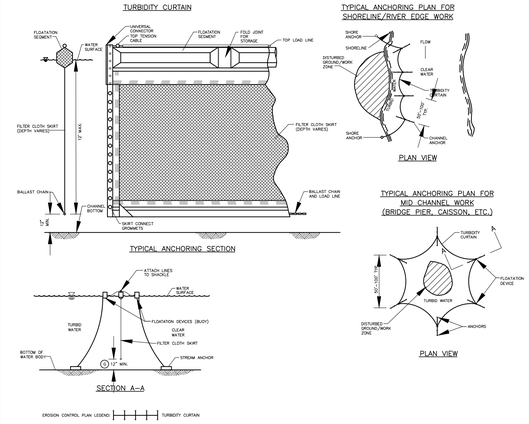
02 C906

PERMANENT RIP RAP AT ENDWALL
NOT TO SCALE



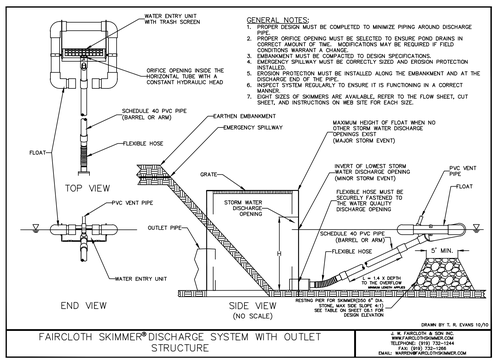
03 C906

POROUS BAFFLES
NOT TO SCALE



04 C906

TURBIDITY CURTAIN
NOT TO SCALE

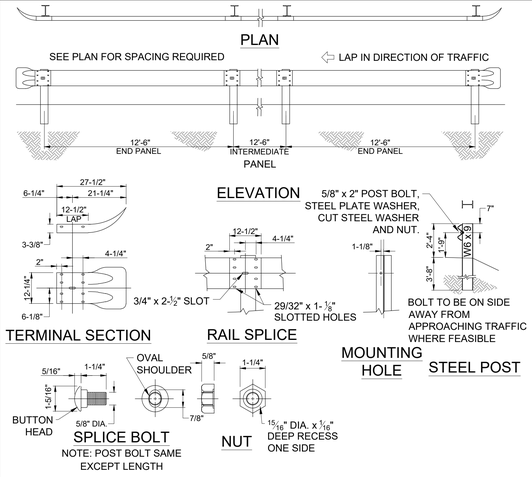


GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONSTRUCTION CHANGES.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. SKIMMER SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

05 C906

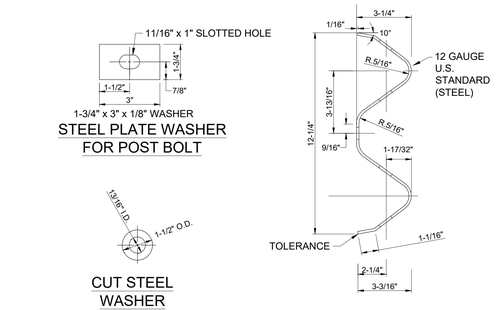
SKIMMER DEWATERING DEVICE
NOT TO SCALE



NOTE: ALL GUARD RAIL ELEMENTS, FASTENERS, AND TERMINAL SECTIONS SHALL MEET THE REQUIREMENTS OF AASHTO M 180.

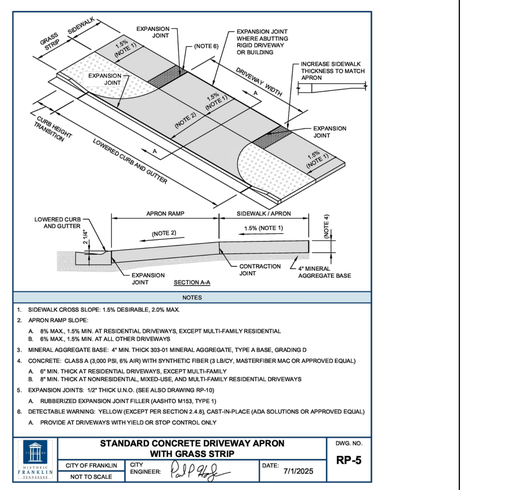
06 C906

VEHICULAR GUARDRAIL
NOT TO SCALE



07 C906

NOT USED

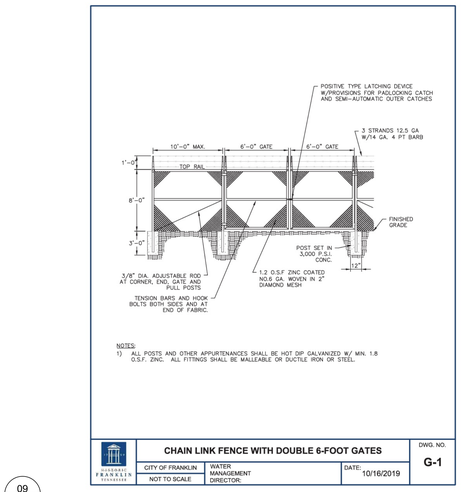


NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% ± AIR) WITH SYNTHETIC FIBER (3 LB/CY, MASTERFIBER MAC OR APPROVED EQUAL)
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.B), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2025	RP-5
NOT TO SCALE			

08 C906

CONCRETE DRIVEWAY APRON
NOT TO SCALE

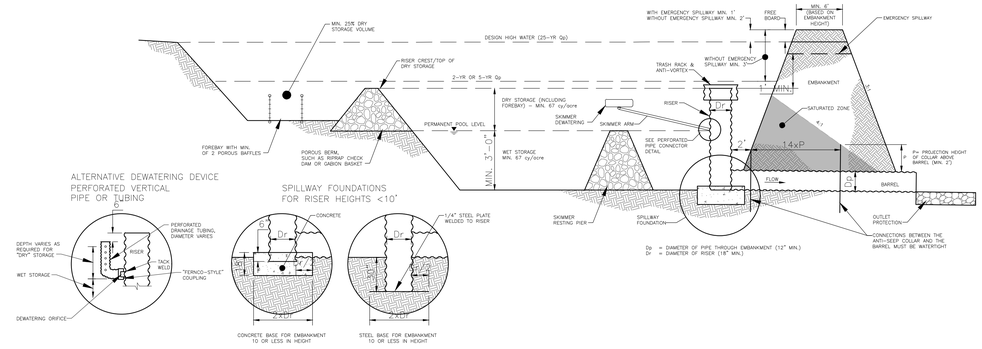


NOTES:
1) ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W/ MIN. 1.8 O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE OR DUCTILE IRON OR STEEL.

CHAIN LINK FENCE WITH DOUBLE 6-FOOT GATES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR	DATE: 10/16/2019	G-1
NOT TO SCALE			

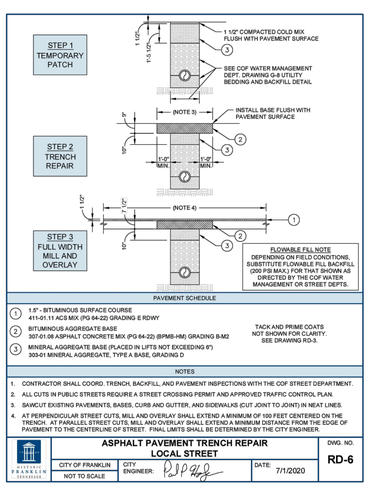
09 C906

CHAIN LINK FENCE
NOT TO SCALE



10 C906

TEMPORARY SEDIMENT BASIN WITH RISER
NOT TO SCALE



PAVEMENT SCHEDULE
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES
1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2020	RD-6
NOT TO SCALE			

12 C906

ASPHALT PAVEMENT TRENCH REPAIR
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE "THE GREAT SEAL"

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP
REGISTERED ENGINEER
TENNESSEE
9/3/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

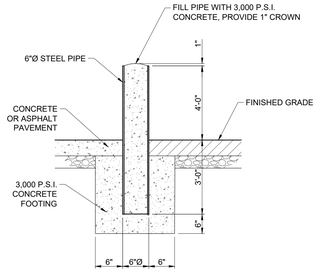
Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C906

49222.01
09.08.2025

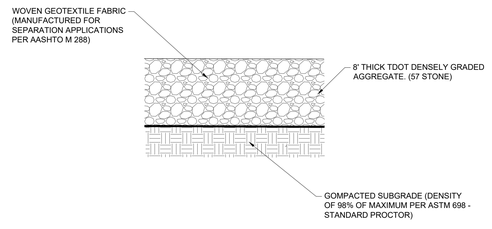
This Line Is 3 Inches When Printed Full Size



NOTE:
BOLLARD SHALL BE PAINTED WITH EXTERIOR ENAMEL PAINT (2 COATS BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION). PROVIDE 4" WIDE REFLECTIVE TAPE AT TOP.

01 C907

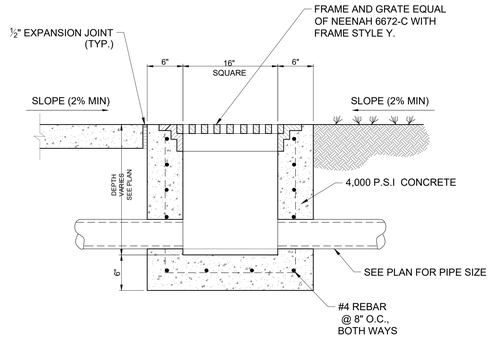
TYPICAL BOLLARD
NOT TO SCALE



SECTION VIEW

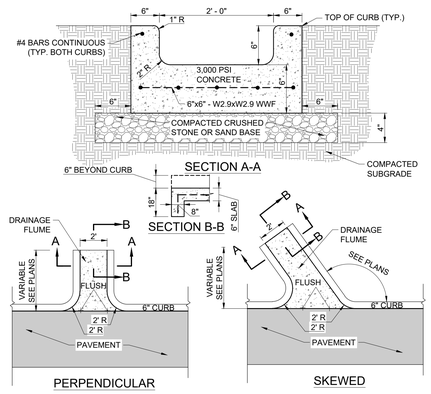
02 C907

TEMPORARY GRAVEL ACCESS DRIVE
NOT TO SCALE



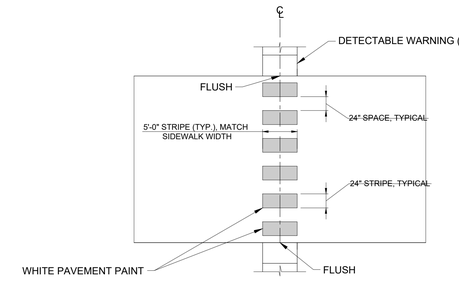
03 C907

PRECAST YARD DRAIN
NOT TO SCALE



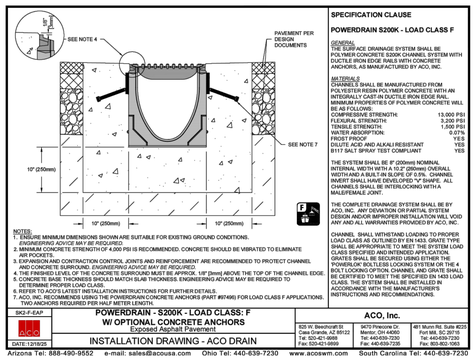
04 C907

CURB CUT WITH CONCRETE FLUME
NOT TO SCALE



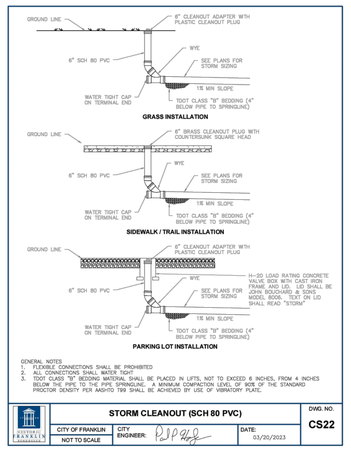
05 C907

PAINTED CROSSWALK
NOT TO SCALE



06 C907

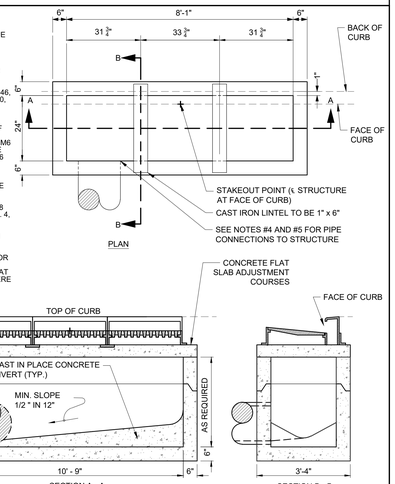
TRENCH DRAIN
NOT TO SCALE



07 C907

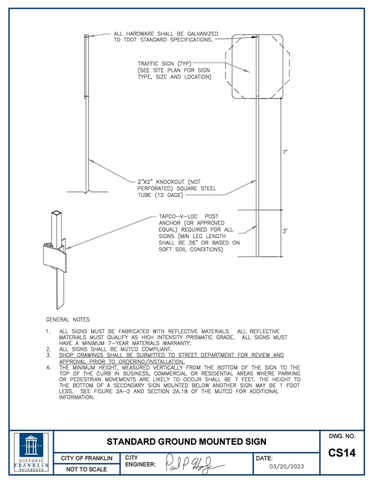
STORM CLEANOUT
NOT TO SCALE

NOTES:
1. TOP OF CASTING SHALL BE IN-LINE WITH TOP OF CURB.
2. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. CONCRETE TO BE 4,000 P.S.I AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS
5. JOINTS CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.



08 C907

TRIPLE PRECAST CURB INLET
NOT TO SCALE



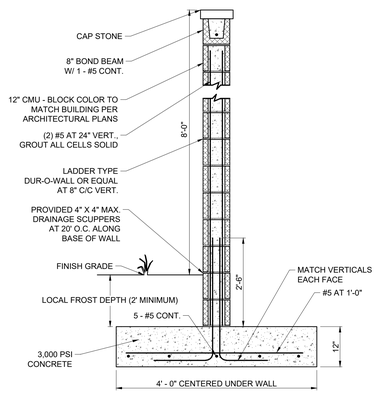
GENERAL NOTES

1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7–YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. THE MINIMUM VERTICAL CLEARANCE OF 7' FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A–2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

STANDARD GROUND MOUNTED SIGN
CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 03/20/2023
DWG. NO. CS14

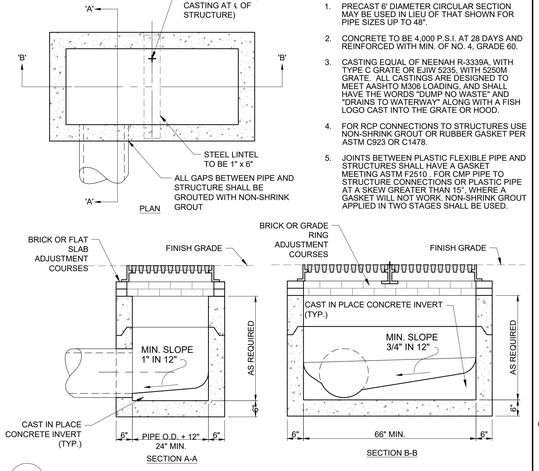
09 C907

STANDARD GROUND MOUNTED SIGN
NOT TO SCALE



10 C907

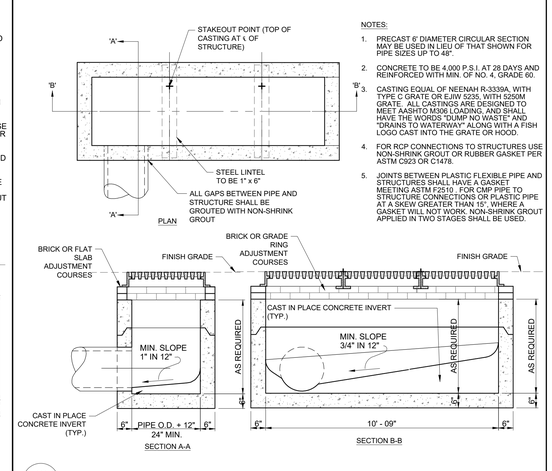
MASONRY SCREEN WALL WITH CAP STONE
NOT TO SCALE



NOTES:
1. PRECAST 6' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 48".
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 , FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

11 C907

DOUBLE PRECAST AREA INLET
NOT TO SCALE



NOTES:
1. PRECAST 6' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 48".
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 , FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

12 C907

TRIPLE PRECAST AREA INLET
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS SHEET HAS BEEN SEALED DIGITALLY

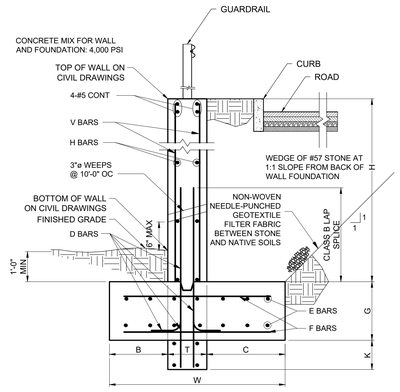
Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C907

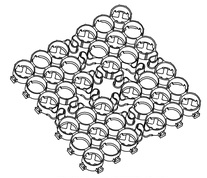
49222.01
09.08.2025



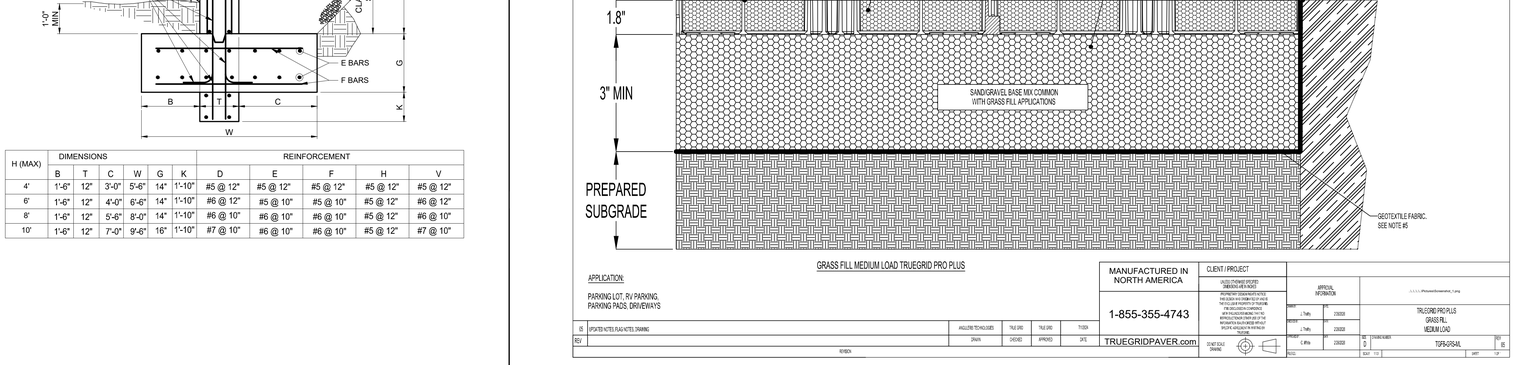
H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	16"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

01 C908 — CAST-IN-PLACE RETAINING WALL TYPE 1 - WALL WITH ROAD SURCHARGE
NOT TO SCALE

NOTES:
1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. THE TRUEGRID PRO PLUS PRODUCT EXCEEDS H-20/HS-20 COMPRESSION LOAD TESTING. CHECK OTHER SITE CONDITIONS AND SYSTEM COMPONENT REQUIREMENTS TO MEET H-20/HS-20 LOADING.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS. FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
(HEIGHT/SHAPE/SIZE DEPICTED MAY VARY. "SHEET" RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED)

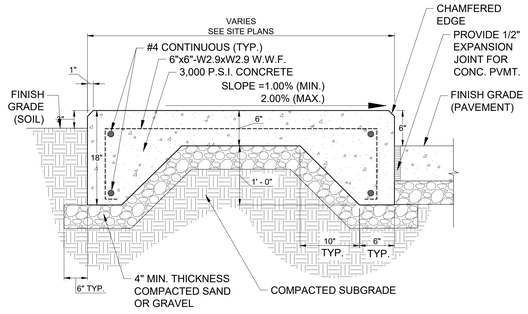


GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS

APPLICATION:
PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

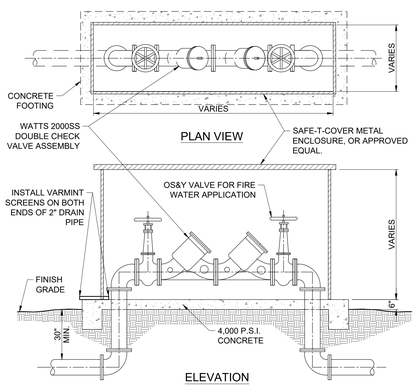
MANUFACTURED IN NORTH AMERICA
1-855-355-4743
TRUEGRIDPAVER.com

02 C908 — DRIVEABLE GEOGRID
NOT TO SCALE



SECTION VIEW

04 C908 — UTILITY PAD
NOT TO SCALE



05 C908 — DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE

06 C908 — NOT USED
NOT TO SCALE

07 C908 — NOT USED
NOT TO SCALE

08 C908 — NOT USED
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP — REGISTERED ENGINEER — TENNESSEE — 9/3/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

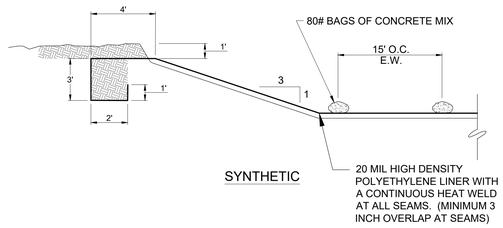
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C908

49222.01
09.08.2025

NOTE: TO BE USED ONLY FOR THE MICROPOOL EXTENDED DETENTION PONDS TO AVOID WATER LOSS THROUGH INFILTRATION OF SOILS.



01 C909 POND LINER
NOT TO SCALE

02 C909 NOT USED
NOT TO SCALE

03 C909 NOT USED
NOT TO SCALE

04 C909 NOT USED
NOT TO SCALE

05 C909 NOT USED
NOT TO SCALE

06 C909 NOT USED
NOT TO SCALE

07 C909 NOT USED
NOT TO SCALE

08 C909 NOT USED
NOT TO SCALE

09 C909 NOT USED
NOT TO SCALE

10 C909 NOT USED
NOT TO SCALE

11 C909 NOT USED
NOT TO SCALE

12 C909 NOT USED
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

JAMES LEVI SHARP
REGISTERED ENGINEER
AGENT
9/3/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
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4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

SITE DETAILS

C909

49222.01
09.08.2025

Existing Trees to be Preserved		
Number	Size (Inches)	Type
613	6	Locust
614	10	Osage Orange
615	4	Locust
616	4	Locust
617	6	Hackberry
618	6	Hackberry
619	6	Locust
620	10	Hackberry
622	16	Hackberry
623	6	Hackberry
624	6	Hackberry
625	6	Hackberry
626	6	Locust
627	6	Hackberry
628	8	Ash
629	18	Hackberry
630	16	Osage Orange
631	16	Osage Orange
632	26	Ash
633	4	Locust
634	4	Hackberry
635	8	Osage Orange
636	6	Ash
637	6	Locust
641	6	Locust
642	6	Locust
643	8	Locust
644	10	Osage Orange
645	12	Locust
646	14	Locust
647	6	Hackberry
648	4	Hackberry
649	14	Osage Orange
650	14	Osage Orange
651	18	Hackberry
652	24	Osage Orange
653	6	Hackberry
654	6	Ash
655	6	Locust
656	6	Hackberry
657	8	Ash
658	10	Hackberry
659	12	Osage Orange
660	12	Osage Orange
661	8	Ash
662	14	Cherry
663	8	Hackberry
664	8	Hackberry
665	14	Hackberry
666	6	Cedar
667	8	Locust
668	8	Locust
669	10	Locust
670	10	Osage Orange
671	24	Osage Orange
672	12	Hackberry
673	6	Osage Orange
674	6	Osage Orange
675	6	Hackberry
676	6	Osage Orange
677	6	Hackberry
678	6	Ash
679	6	Locust
785	8	Hackberry
794	10	Cherry
795	8	Hackberry
796	12	Hackberry
797	8	Cedar
798	6	Hackberry
799	6	Hornbeam
800	6	Cedar
801	8	Osage Orange
802	10	Osage Orange
806	10	Osage Orange
809	10	Cedar
810	8	Hornbeam
812	8	Hornbeam

Existing Trees to be Preserved		
Number	Size	Type
703	8"	Cedar
704	6"	Locust
705	10"	Cedar
707	6"	Box Elder
708	8"	Locust
710	6"	Hornbeam
711	6"	Hackberry
712	6"	Hackberry
713	8"	Locust
714	6"	Ash
721	8"	Hackberry
722	6"	Hornbeam
723	8"	Cedar
724	8"	Hackberry
725	6"	Hornbeam
726	8"	Cherry
727	8"	Persimmon
740	10"	Hackberry
741	10"	Hackberry
742	12"	Locust
743	12"	Locust
744	4"	Hornbeam
745	8"	Hornbeam
746	6"	Hornbeam
747	6"	Hackberry
748	6"	Cedar
749	8"	Hackberry
750	8"	Hackberry
786	6"	Hackberry
787	4"	Cedar
789	4"	Hackberry
790	8""	Hackberry
791	8"	Hackberry
792	8"	Elm
793	8"	Elm

Existing Trees to be Preserved		
Number	Size (Inches)	Type
784	15	Hackberry
808	24	Hornbeam
811	10	Cedar
813	6	Cedar
814	12	Osage Orange
815	30	Hackberry
816	36	Hackberry
817	6	Elm
818	8	Cedar
819	8	Cedar
820	8	Hackberry
821	10	Hornbeam
822	10	Hornbeam
823	8	Hornbeam
824	8	Cedar
825	4	Osage Orange
826	30	Hackberry
829	12	Hornbeam
830	6	Cedar
831	18	Ash
832	8	Hackberry
833	6	Hackberry
870	48	Hackberry
871	8	Cedar
872	8	Cedar
873	8	Hornbeam
874	4	Hackberry
875	6	Hackberry
876	4	Hackberry
877	8	Oak
878	8	Cedar
879	6	Cedar
880	4	Cedar
881	6	Hornbeam
882	12	Cherry
883	10	Hackberry
884	10	Elm
885	6	Hackberry
886	8	Hornbeam
889	6	Hackberry
890	8	Hornbeam
891	6	Hornbeam
892	6	Hornbeam
895	8	Hackberry
899	4	Cedar
900	4	Cedar
901	10	Hornbeam
902	10	Osage Orange
903	10	Hackberry
904	8	Hackberry
905	10	Cedar
914	18	Cherry
931	6	Osage Orange
932	6	Osage Orange
934	6	Cedar
937	6	Cedar
938	6	Cedar
939	6	Cedar
940	6	Cedar
941	10	Ash
942	6	Cedar
943	6	Cedar
944	6	Cedar
945	6	Cedar
946	6	Cedar
947	10	Hackberry
948	10	Hackberry
949	10	Hackberry
951	10	Elm
953	10	Cedar
954	8	Cedar
955	10	Ash
960	8	Osage Orange
961	8	hon
962	8	Osage Orange
963	14	Ash
964	8	Hackberry
969	48	Oak
970	30	Cedar
971	24	Hackberry
975	6	ash
977	4	Cedar
978	4	ash
980	6	Hackberry
982	10	Ash
985	4	Ash
986	4	Ash
987	6	Ash
988	8	Hackberry
990	4	Hackberry
991	6	Hackberry
992	4	Hackberry
993	4	Hackberry
994	4	Ash
995	4	Ash
996	4	Ash
997	6	Cedar
998	6	Osage Orange
999	6	Cedar
1000	6	Cedar
1001	6	Cedar
1002	6	Cedar
1003	6	Cedar
1004	10	Osage Orange
1005	6	Hackberry
1006	8	Ironwood
1007	6	Hackberry
1008	6	Hackberry
1009	6	Hackberry
1012	4	Ash
1055	6	Cedar
1056	8	Cedar
1057	8	Cedar
1058	18	Ironwood
1059	8	Ironwood
1060	6	Ironwood
1061	8	Cedar
1062	6	Ironwood
1213	4	Cedar
1214	8	Cedar
1215	6	Cedar
1216	12	Cedar
1217	4	Ironwood
1218	6	Ironwood
1219	6	Cedar
1220	4	Hackberry
1221	6	Cedar
1222	4	Cedar
1232	4	Hackberry
1236	8	Cedar
1237	8	Osage Orange
1240	6	Ironwood
1241	6	Ironwood
1242	6	Cedar
1243	6	Cedar
1244	6	Cedar
1245	18	Ash
1246	10	Cedar
1247	10	Cedar
2023	20	Ironwood
2026	18	Ash
2027	18	Ash
2028	18	Hackberry
2029	24	Ironwood

Existing Trees to be Removed		
Number	Size (Inches)	Type
638	8	Locust
639	18	Osage Orange
340	8	Locust
685	6	Walnut
686	10	Box Elder
687	8	Cedar
688	6	Hackberry
689	8	Hornbeam
690	10	Hornbeam
691	10	Hornbeam
692	6	Oak
693	4	Cedar
694	6	Cherry
695	6	Cherry
696	8	Hickory
697	10	Cherry
698	4	Cedar
699	4	Hornbeam
700	4	Cedar
701	10	Cedar
702	6	Hickory
706	6	Hackberry
709	6	Hackberry
715	10	Cherry
716	4	Hackberry
717	6	Hackberry
718	6	Hackberry
719	6	Hackberry
720	6	Pear
728	6	Hackberry
729	8	Hackberry
730	4	Hornbeam
731	4	Hornbeam
732	4	Hornbeam
733	4	Privet
734	6	Cedar
735	4	Hackberry
736	6	Hackberry
737	6	Hackberry
738	8	Hackberry
739	8	Cedar

Existing Trees to be Removed		
Number	Size (Inches)	Type
717	6	Hackberry
719	6	Hackberry
720	6	Pear
729	8	Hackberry
730	4	Elm
732	4	Elm
733	4	Privet
735	4	Hackberry
755	10	Locust
756	12	Hornbeam
757	4	Hackberry
758	6	Hornbeam
759	6	Elm
760	6	Elm
761	15	Hackberry
762	10	Hackberry
763	6	Elm
764	10	Hackberry
765	15	Hornbeam
766	8	Cherry
767	6	Hackberry
768	6	Locust
769	4	Hackberry
770	8	Hackberry
771	8	Locust
772	8	Hackberry
773	10	Ash
774	4	Ailanthus
775	4	Hackberry
776	8	Hackberry
777	10	Hackberry
778	10	Locust
779	6	Hornbeam
780	8	Ash
781	10	Hornbeam
782	6	Hackberry
783	12	Hornbeam
836	8	Cherry
840	8	Hornbeam
841	6	Elm
842	8	Elm
843	8	Elm
844	10	Elm
845	8	Elm
846	6	Elm
847	10	Elm
848	10	Elm
849	10	Elm
850	10	Hackberry
851	6	Hackberry
852	8	Hackberry
853	6	Hackberry
854	4	Hackberry
855	10	Hackberry
856	10	Hackberry
857	4	Hackberry
858	6	Hornbeam
859	6	Hackberry
860	6	Hornbeam
861	6	Privet
862	8	Hornbeam
863	8	Privet
864	6	Elm
865	4	Hackberry
866	6	Locust
867	4	Hornbeam
896	6	Hackberry
897	6	Hackberry
906	8	Cedar
907	6	Cedar
908	8	Hornbeam
909	8	Elm
910	10	Pear
911	10	Hornbeam
912	6	Hackberry
913	10	Hornbeam
915	10	Cherry
916	6	Locust
917	6	Cedar
918	6	Cedar
919	6	Elm
920	6	Hornbeam
921	6	Hornbeam
923	6	Hackberry
924	6	Hackberry
925	6	Elm
926	10	Cedar
927	10	Cedar
928	10	Cedar
929	6	Osage Orange
933	6	Cedar
1014	6	Locust
1015	6	Ash
1016	10	Ash
1017	10	Cedar
1018	6	Ash
1019	8	Cedar
1020	6	Ironwood
1021	4	Locust
1022	6	Ironwood
1023	18	Cherry
1024	18	Cherry
1025	6	Cedar
1026	4	Ironwood
1027	4	Ironwood
1028	6	Elm
1029	6	Elm
1030	8	Hackberry
1031	6	Elm
1032	6	Cedar
1033	6	Cedar
1034	6	Cedar
1035	8	Cedar
1036	8	Cedar
1037	8	Cedar
1038	10	Cedar
1039	10	Cedar
1040	4	Cedar
1045	6	Cedar
1046	6	Cedar
1047	6	Ironwood
1050	18	Cherry
1051	6	Cedar
1052	8	Cedar
1053	6	Cedar
1054	6	Cedar
1055	6	Cedar
1056	8	Cedar
1057	8	Cedar
1058	18	Elm
1059	8	Elm
1061	8	Cedar
1062	6	Elm
1063	8	Cedar
1064	18	Elm
1065	6	Cedar
1066	6	Cedar
1067	6	Cedar
1068	6	Cedar

Existing Trees to be Removed		
Number	Size (Inches)	Type
1069	4	Cedar
1070	6	Cedar
1071	8	Cedar
1072	6	Osage Orange
1073	6	Osage Orange
1074	6	Cedar
1075	10	Osage Orange
1076	6	Elm
1077	10	Cedar
1078	10	Cedar
1079	10	Cedar
1080	10	Osage Orange
1081	6	Cedar
1082	10	Osage Orange
1083	10	Osage Orange
1084	10	Osage Orange
1085	6	Elm
1086	8	Osage Orange
1087	6	Cedar
1088	6	Cedar
1089	6	Cedar
1090	12	Cedar
1091	6	Cedar
1092	18	Cherry
1093	8	Cedar
1094	6	Cedar
1095	6	Cedar
1096	6	Cedar
1097	6	Cedar
1098	10	Cedar
1099	4	Ash
1100	6	Cedar
1101	20	Cherry
1102	8	Ash
1103	6	Hackberry
1104	6	Ash
1105	6	Elm
1106	4	Elm
1107	6	Elm
1108	6	Cedar
1109	6	Hackberry
1110	8	Ash
1111	6	Elm
1112	10	Ash
1113	6	Ash
1114	6	Elm
1115	6	Em
1116	8	Elm
1117	10	Ash
1118	6	Hackberry
1119	10	Hackberry
1120	10	Cedar
1121	6	Cedar
1122	6	Cedar
1123	18	Ash
1124	8	Ash
1125	8	Ash
1126	10	Hackberry
1127	6	Elm
1128	6	Elm
1129	10	Elm
1130	18	Cherry
1131	6	Hackberry
1132	10	Ironwood
1133	12	Cedar
1134	10	Privet
1135	4	Ash
1136	6	Ironwood
1137	6	Cedar
1138	6	Ash
1139	6	Cedar
1140	6	Elm
1141	8	Elm
1142	6	Ash
1143	8	Cedar
1144	6	Ash
1145	6	Ash
1146	8	Cedar
1147	8	Cedar
1148	6	Hackberry
1149	10	Ash
1150	6	Ash
1160	8	Elm
1161	15	Elm
1162	12	Elm
1163	12	Elm
1164	8	Elm
1165	8	Elm
1166	6	Ash
1167	6	Ash
1168	12	Elm
1169	6	Hackberry
1170	6	Elm
1171	6	Elm
1172	24	Cherry*
1173	6	Ash
1174	6	Hackberry
1175	6	Ash
1176	8	Elm
1177	6	Elm
1178	12	Cedar
1179	8	Elm
1180	6	Hackberry
1181	10	Cedar
1182	8	Elm
1183	6	Cedar
1184	6	Elm
1185	12	Cedar
1186	12	Ash
1187	8	Ash
1189	8	Cedar
1190	8	Cedar
1191	12	Cedar
1192	8	Elm
1193	10	Elm
1194	6	Cedar
1195	12	Cedar
1196	12	Cedar
1197	6	Cedar
1198	8	Cedar
1199	8	Hackberry
1200	8	Hackberry
1201	6	Ash
1202	8	Ash
1203	8	Hackberry
1204	10	Ash
1205	6	Ash
1206	6	Ash
1207	8	Hackberry
1208	8	Ash
1209	6	Elm
1210	8	Elm
1211	18	Ash
1212	10	Hackberry
1248	10	Cedar
1249	8	Hackberry
1250	15	Ash
1251	6	Elm
1252	6	Elm

Existing Trees to be Removed		
Number	Size (Inches)	Type
1253	6	Elm
1254	6	Ash
1256	10	Ash
1257	6	Hackberry
1258	8	Cedar
1259	6	Elm
1260	6	Elm
1261	6	Elm
1262	8	Elm
1263	6	Ash
1264	4	Elm
1265	4	Elm
1266	4	Elm
1267	6	Elm
1268	6	Elm
1269	6	Elm
1270	8	Elm
1271	6	Elm
1272	6	Elm
1273	6	Elm
1274	6	Elm
1275	4	Hackberry
1276	4	Elm
1277	6	Elm
1278	4	Elm
1279	4	Elm
1280	4	Elm
1281	4	Ash
1282	6	Ash
1283	8	Hackberry
1284	4	Ash
1285	6	Hackberry
1286	6	Hackberry
1287	6	Hackberry
1288	16	Hackberry
1289	6	Ash
1290	6	Hackberry
1291	4	Ash
1292	6	Elm
1293	10	Cedar
1294	6	Locust
1295	8	Hackberry
1296	6	Locust
1297	8	Ash
1298	10	Cedar
1299	16	Cedar
1300	4	Ash
1301	4	Ash
1302	4	Elm
1303	16	Ash
1304	4	Ash
1305	4	Cedar
1306	4	Hackberry
1307	8	Maple
1308	16	Cedar
1309	8	Elm
1310	4	Elm
1311	6	Cedar
1313	8	Cedar
1314	6	Cedar
1315	6	Pear
1316	6	Hackberry
1317	6	Hackberry
1318	6	Pear
1319	6	Elm
1320	6	Cedar
1321	6	Hackberry
1322	8	Locust
1323	8	Ash
1324	6	Hackberry
1325	8	Elm
1326	8	Elm
1327	12	Elm
1328	8	Elm
1329	8	Elm
1330	8	Elm
1331	8	Elm
1332	10	Elm
1333	10	Elm
1334	8	Elm
1335	8	Elm
1336	8	Elm
1337	6	Elm
1338	8	Elm
1339	10	Elm
1340	8	Elm
1341	10	Elm
1342	10	Elm
1343	8	Elm
1344	6	Ash
1345	8	Cherry
1346	6	Hackberry
1347	6	Cedar
1348	8	Ash
1349	6	Cedar
1350	8	Elm
1351	10	Elm
1352	10	Elm
1353	10	Elm
1354	10	Elm
1355	4	Hackberry
1356	8	Hackberry
1357	12	Hackberry
1358	16	Ash
1359	12	Ash
1360	4	Cedar
1361	4	Cedar
1362	6	Locust
1363	12	Cedar
1364	6	Cedar
1365	24	Osage Orange*
1366	6	Maple
1367	8	Elm
1368	10	Cedar
1369	6	Elm
1370	6	Cherry
1371	6	Elm
1372	6	Elm
1373	10	Hackberry
1374	4	Hackberry
1375	4	Hackberry
1376	6	Hackberry
1377	8	Ash
1378	6	Elm
1379	6	Elm
1380	8	Ash
1381	8	Ash
1382	8	Cherry
1383	6	Hackberry
1384	12	Cedar
1385	4	Hackberry
1386	6	Hackberry
1387	6	Cedar
1388	6	ash
1389	6	Hackberry
1390	4	Ash
1391	4	Cedar
1392	8	Cedar
1393	8	Cedar

Existing Trees to be Removed		
Number	Size (Inches)	Type
1394	6	Cedar
1395	6	Cedar
1396	4	Cedar
1397	6	Cedar
1398	12	Cedar
1399	4	Ash
1400	6	Elm
1401	6	Ash
1402	16	Ash
1403	6	Ash
1404	8	Cherry
1405	6	Cedar
1406	6	Hackberry
1407	6	Cedar
1408	6	ash
1409	6	Cedar
1410	4	Ash
1411	4	Ash
1412	8	Ash
1413	4	Hackberry
1414	10	Ash
1415	6	Cedar
1416	8	Cedar
1417	10	Elm
1418	4	Cedar
1419	6	Hackberry
1420	4	Cedar
1421	10	Osage Orange
1422	8	Osage Orange
1423	8	Cedar
1424	8	Cedar
1425	6	Elm
1426	6	Elm
1427	10	Cedar
1428	16	Cedar
1429	16	Cedar
1430	6	Cedar
1431	6	Cedar
1432	6	Cedar
1433	16	Cedar
1434	10	Ash
1435	10	Ash
1436	12	Cedar
1437	6	Cedar
1438	6	Cedar
1439	18	Cedar
1440	18	Cedar
1441	10	Cedar
1442	10	Cedar
1443	8	Ash
1444	6	Ash
1445	6	Ash
1446	10	Cedar
1447	6	Ash
1448	18	Cedar
1449	4	Ash
1450	4	Ash
1451	18	Ash
1452	12	Elm
1453	6	Cedar
1454	6	Hackberry
1455	10	Ash
1456	6	Cedar
1457	6	Hackberry
1458	8	Ash
1459	8	Cedar
1460	6	Cedar
1461	8	Cedar
1462	10	Cedar
1463	8	Cedar
1464	6	Cedar
1465	10	Cedar
1466	6	Cedar
1467	6	Cedar
1468	6	Cedar
1469	6	Cedar
1470	12	Cedar
1471	8	Ash
1472	6	Cedar
1473	8	Cedar
1474	8	Cedar
1475	6	Cedar
1476	6	Cedar
1477	4	Ash
1478	6	Hackberry
1479	8	Ash
1480	6	Ash
1481	6	Elm
1482	6	Cedar
1483	4	Ash
1484	4	Hackberry
1485	8	Cherry
1486	8	Ash
1487	6	Ash
1488	6	Ash
1489	8	Ash
1490	4	Ash
1491	4	Ash
1492	10	Ash
1493	8	Cedar
1494	10	Ash
1495	8	Ash
1496	6	Cedar
1497	6	Ash
1498	8	Ash
1499	18	Cherry
1500	8	Cedar
1501	6	Hackberry
1502	8	Ash
1503	18	Cedar
1504	6	Hackberry
1505	8	Hackberry
1506	8	Ash
1507	8	Ash
1508	4	Ash
1509	8	Cedar
1510	9	Cedar
1511	10	Ash
1512	8	Ash
1513	30	Cedar*
1514	18	Elm
1515	8	Ash
1516	8	Cedar
1517	16	Cedar
1518	10	Elm
1519	10	Cedar
1520	10	Cedar
1521	4	Ash
1522	8	Ash
1523	4	Ash
1524	4	Ash
1525	4	Ash
1526	8	Ash
1527	4	Ash
1528	8	Elm
1529	10	Cedar
1530	6	Cedar
1531	6	Cedar
1532	6	Ash

Existing Trees to be Removed		
Number	Size (Inches)	Type
1533	6	Cedar
1534	4	Cedar
1535	12	Cedar
1536	8	Cedar
1537	6	Cedar
1538	6	Cedar
1539	6	Cedar
1540	6	Cedar
1541	6	Cedar
1542	6	Cedar
1543	6	Cedar
1544	16	Ash
1545	12	Cedar
1546	6	Ash
1547	6	Cedar
1548	6	Ash
1549	8	Ash
1550	8	Ash
1551	12	Cedar
1552	8	Cedar
1553	8	Cedar
1554	6	Ash
1555	18	Ash
1556	8	Cedar
1557	24	Cedar*
1558	4	Hackberry
1559	8	Ash
1560	8	Ash
1561	6	Elm
1562	6	Hackberry
1563	12	Cedar
1564	8	Ash
1565	6	Hackberry
1566	10	Hackberry
1567	8	Ash
1568	4	Ash
1569	18	Ash
1570	18	Ash
1571	18	Ash
1572	10	Ash
1573	18	Ash
1574	18	Cedar
1575	18	Cedar
1576	16	Cedar
1577	12	Cedar
1578	16	Cedar
1579	18	Cedar
1581	18	Cedar
1582	8	Elm
1583	8	Elm
1584	12	Cedar
1585	8	Cedar
1586	18	Cedar
1587	10	Cedar
1588	10	Hackberry
1589	8	Pear
1590	8	Hackberry
1591	6	Hackberry
1592	10	Hackberry
1593	16	Cedar
1594	12	Cedar
1595	6	Hackberry
1596	4	Ash
1597	4	Cherry
1598	8	Hackberry
1599	8	Hackberry
1600	10	Ash
1601	18	Ash
1602	10	Hackberry
1603	10	Ash
2013	12	Cedar
2014	18	Hackberry
2015	18	Hackberry
2016	12	Cedar
2017	12	Cedar
2018	12	Cedar
2019	8	Cedar
2020	15	Ash

Existing Trees to be Removed		
Number	Size	Type
1990	12"	Pear
1991	12"	Pear
1992	12"	Pear
1993	12"	Pear
1994	12"	Pear
1995	12"	Pear
1996	18"	Pear
1997	18"	Pear

* DENOTES SPECEMEN TREE
2.025" PRESERVED
4 SPECIMEN TREES (102") REMOVED

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision		
No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

TREE REMOVAL AND PRESERVATION CHARTS

L100

49222.01
09.08.2025

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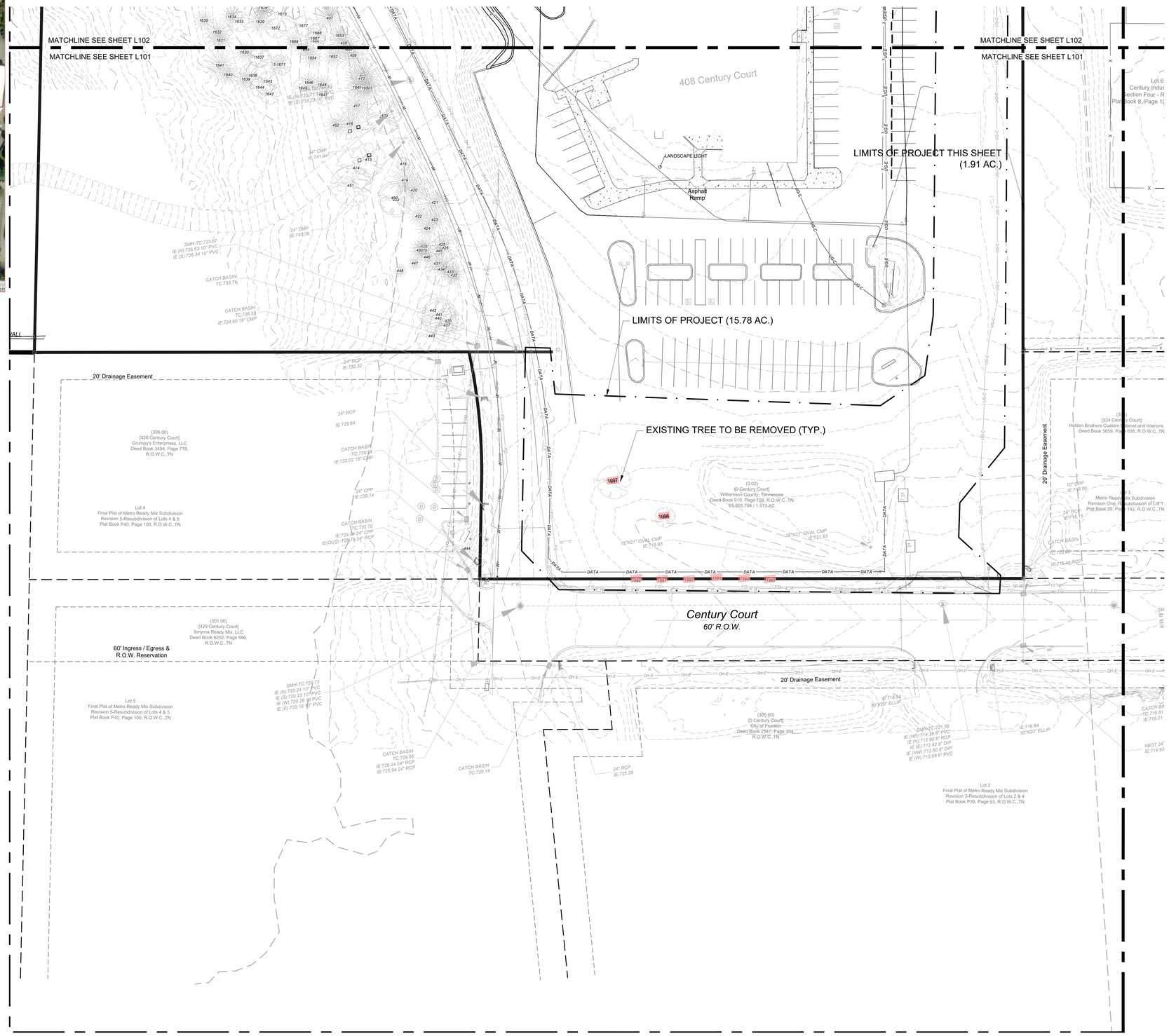
SITE AERIAL

NOT TO SCALE

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

Existing Trees to be Removed		
Number	Size	Type
1990	12”	Pear
1991	12”	Pear
1992	12”	Pear
1993	12”	Pear
1994	12”	Pear
1995	12”	Pear
1996	18”	Pear
1997	18”	Pear



NORTH

30' 0 30' 60'

GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

LAWRENCE S. MULVANEY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
TENNESSEE NO. 121
LANDSCAPE ARCHITECT
09/03/2026

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

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DETAILED TREE REMOVAL & PRESERVATION PLAN

L101

49222.01
09.08.2025

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NORTH

GRAPHIC SCALE
30' 0 30' 60'

INDIVIDUAL TREE PRESERVATION (TYP.)

LIMITS OF PROJECT (15.78 AC.)

(6.01)
[0 Columbia Ave]
Williamson County, Tennessee
Deed Book 375, Page 202, R.O.W.C.,TN

TREE PROTECTION FENCE

INDIVIDUAL TREE REMOVAL (TYP.)

SOLAR PANEL

TRUCK SCALE

TREE PROTECTION
N.T.S.

CONCRETE DRAINAGE SWALE

MATCHLINE SEE SHEET L102
MATCHLINE SEE SHEET L101

MATCHLINE SEE SHEET L102
MATCHLINE SEE SHEET L103

20' Public Utility & Drainage Easement

40' Public Utility & Drainage Easement

10' Drainage E

10' Public Utility Drainage Easer

(4.01)
[408 Century Court]
Williamson County, Tennessee
Deed Book 664, Page 569, R.O.W.C.,TN
780,799.028 SQFT / 17.924 AC

408 Century Court

Court

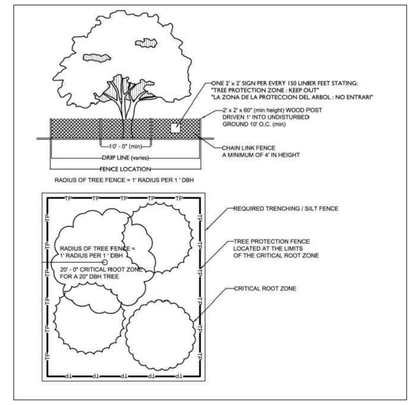
EXISTING TREE CANOPY LEGEND

TREE PRESERVATION AREA (0.24AC.)

TREE REMOVAL AREA (0.86 AC.)

1.10 AC. TOTAL EXISTING CANOPY THIS SHEET

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



Gresham Smith

GreshamSmith.com

222 Second Avenue South
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Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

09/03/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

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7	09.03.2026	REVISION RESUBMITTAL

DETAILED TREE REMOVAL & PRESERVATION PLAN

L102

49222.01
09.08.2025

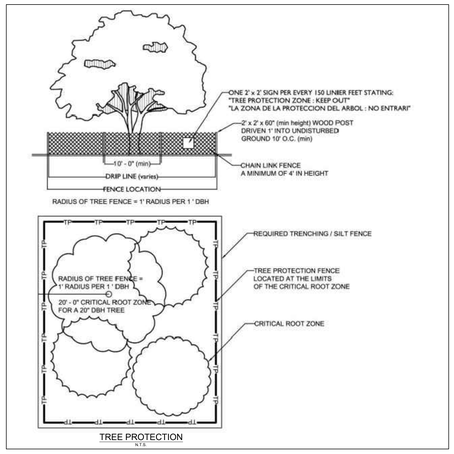
EXISTING TREE CANOPY LEGEND

TREE PRESERVATION AREA (0.78 AC.)

TREE REMOVAL AREA (1.32 AC.)

2.10 AC. TOTAL EXISTING CANOPY THIS SHEET

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



TREE PROTECTION
NTS

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

LAWRENCE S. MUNJAS
REGISTERED
ARCHITECT
STATE OF TENNESSEE
No. 102359
LANDSCAPE ARCHITECT
09/03/2026

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
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DETAILED TREE REMOVAL & PRESERVATION PLAN

L103

49222.01
09.08.2025

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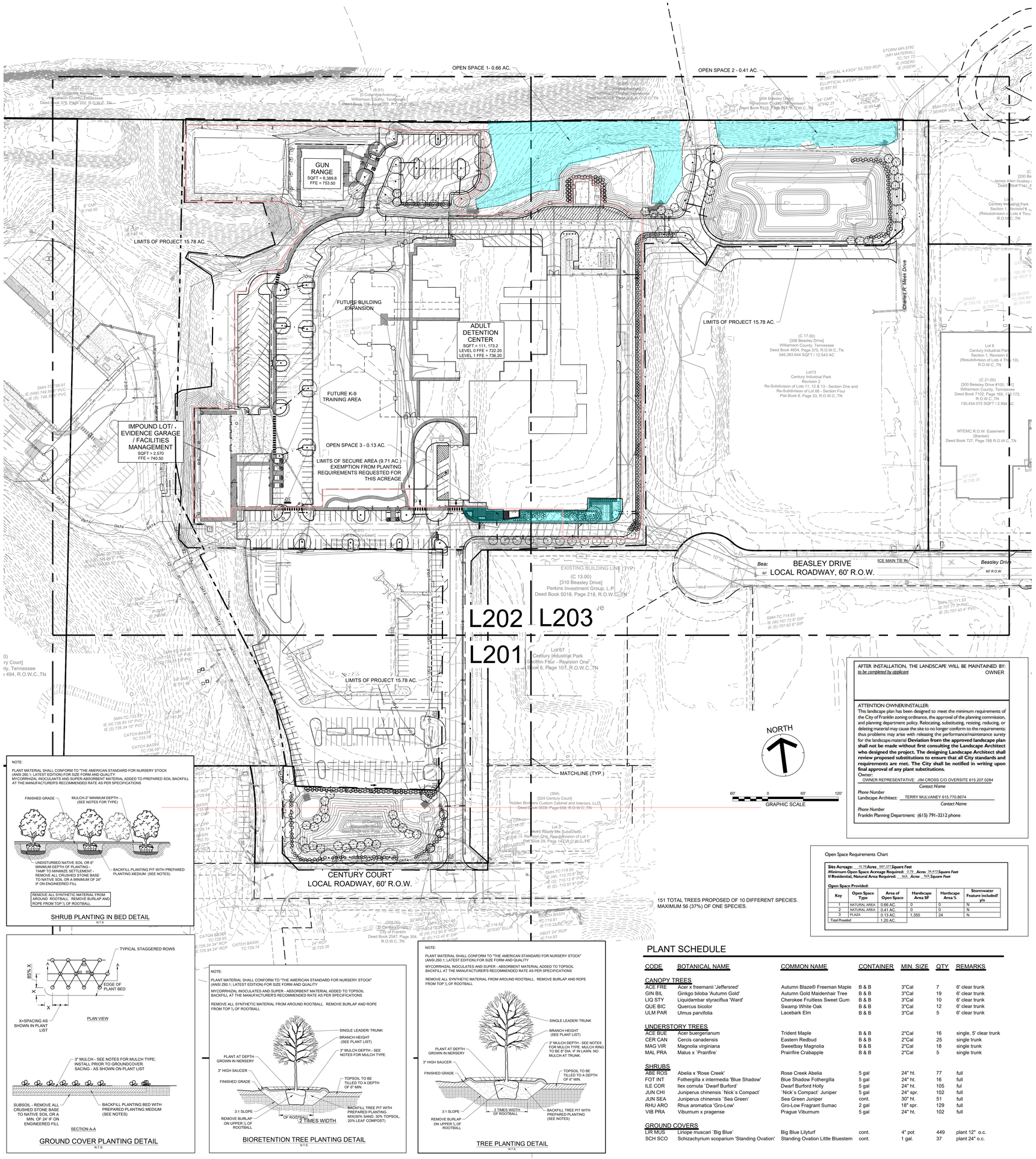

CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced with three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height tow width ratios shall conform to the size standards set forth in the *American Standard for Nursery Stock*, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the plant schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised landscape plan to be submitter and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the *Zoning Ordinance*.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside any tree protection fencing.
14. Topsoil used in all landscape areas shall be screened prior to deposition in planting areas or islands.
15. Any plant material located adjacent to a parking area shall be planted sa as to allown for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

LANDSCAPE DATA CHART

Site acreage (Project area)	15.78 acres
Acreage outside secure area	6.07 acrea
Site zoning classification and applicable overlays:	HI (Heavy Industrial) Goose Creek Character Area GCCO-2
Development standard:	Conventional
Minimum required landscape surface area (ratio and acreage):	0.20, 3.16 acres
Provided landscape surface area (ratio and acreage):	0.56, 8.78 acres
Percent and acreage of original canopy cover:	3.23 acres, 25.8%
Percent and acreage of tree canopy required:	13%, 1.14 acres
Percent and acreage of preserved canopy cover provided:	29%, 0.94 acres
Number and DBH of healthy specimen trees removed:	4, 102"
Specimen tree replacement required	204"
Specimen tree replacement provided	0" (1)
Canopy trees required @ 82" per acre of project area	498"
Canopy trees provided	2,442" (2)
Understory trees required @ 21" per acre of project area	128"
Understory trees provided	128"
Shrubs required @ 96 per acre of project area	582
Shrubs provided	582
Open space required (5% of project area)	0.79 acres
Open space provided	1.20 acres (3)

(1) Deficiency shall be compensated for by excess existing canopy trees preserved.

(2) Includes 2,283" of preserved trees and 159" of proposed trees. Excess shall be applied to deficiencies in specimen tree replacement (204") Remaining excess shall be applied to deficiencies in future phases of the Williamson County Justice Center campus.

(3) Open spaces shall consist of pocket parks, squares, greens, outdoor dining areas and plazas as defined in the City of Franklin Zoning Ordinance. Elements shall include plantings, specialty pavements, site furnishings and bicycle parking facilities. For this application and land use, it is requested that the preserved wooded areas be considered as open space.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:

- [X] Rooftop
- [X] Ground
- [ ] Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

[ ]	Not Applicable		Buffering/screening not required
[X]	Foundation planting		Along primary facade
[X]	Perimeter planting strip		Screen VUAs and to create "modules"
[X]	Interior VUA planting		Create VUA "modules"
[X]	Utility box screen		Screen from view
[X]	HVAC screen		Screen HVAC from view
[X]	Dumpster screen		Screen dumpster from view
[X]	Loading/service area		Buffer the street or residential property
[ ]	Incompatible use buffer		Buffer the adjacent less intensive use
[ ]	30-foot front buffer yard		Buffer the adjacent Hatcher bypass
[ ]	40-foot front buffer yard		Buffer the adjacent Interstate 65
[X]	Street trees		Spatial definition/Environmental mitigation
[ ]	Other		_____

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED PER SHEET C403.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD EXCEPT BIORETENTION BASIN PLANTINGS WHICH SHALL INCLUDE A 6" DEPTH SURFACE LAYER OF 4" TO 6" DIAMETER OF WASHED RIVER COBBLE.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING OR SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL LAWN AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 1 - MAY 1
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

OPEN SPACE (1.12 AC.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: OWNER
to be completed by applicant

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**

Owner: OWNER REPRESENTATIVE: JIM CROSS C/O OVERSITE 615.207.0284
Contact Name
Phone Number
Landscape Architecc: TERRY MULVANEY 615.770.8674
Contact Name
Phone Number
Franklin Planning Deartment: (615) 791-3212 phone

Open Space Requirements Chart

Site Acreage: 15.78 Acres 687,377 Square Feet
Minimum Open Space Acreage Required: 0.79 Acres 34,412 Square Feet
If Residential, Natural Area Required: N/A Acres N/A Square Feet

Open Space Provided:

Key	Open Space Type	Area of Open Space	Hardscape Area SF	Hardscape Area %	Stormwater Feature included? y/n
1	NATURAL AREA	0.66 AC.	0	0	N
2	NATURAL AREA	0.41 AC.	0	0	N
3	PLAZA	0.13 AC.	1,350	24	N
Total Provided		1.20 AC.			

151 TOTAL TREES PROPOSED OF 10 DIFFERENT SPECIES.
MAXIMUM 56 (37%) OF ONE SPECIES.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	MIN. SIZE	QTY	REMARKS
CANOPY TREES						
ACE FRE	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	B & B	3"Cal	7	6' clear trunk
GIN BIL	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B & B	3"Cal	19	6' clear trunk
LIQ STY	Liquidambar styraciflua 'Ward'	Cherokee Fruitless Sweet Gum	B & B	3"Cal	10	6' clear trunk
QUE BIC	Quercus bicolor	Swamp White Oak	B & B	3"Cal	12	6' clear trunk
ULM PAR	Ulmus parvifolia	Lacebark Elm	B & B	3"Cal	5	6' clear trunk
UNDERSTORY TREES						
ACE BUE	Acer buergerianum	Trident Maple	B & B	2"Cal	16	single, 5' clear trunk
CER CAN	Cercis canadensis	Eastern Redbud	B & B	2"Cal	25	single trunk
MAG VIR	Magnolia virginiana	Sweetbay Magnolia	B & B	2"Cal	18	single trunk
MAL PRA	Malus x `Prairifire`	Prairifire Crabapple	B & B	2"Cal	5	single trunk
SHRUBS						
ABE ROS	Abelia x 'Rose Creek'	Rose Creek Abelia	5 gal	24" ht.	77	full
FOT INT	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	5 gal	24" ht.	16	full
ILE COR	Ilex cornuta `Dwarf Burford`	Dwarf Burford Holly	5 gal	24" ht.	105	ful
JUN CHI	Juniperus chinensis `Nick`s Compact`	`Nick`s Compact` Juniper	5 gal	24" spr.	102	full
JUN SEA	Juniperus chinensis `Sea Green`	Sea Green Juniper	cont.	30" ht.	51	full
RHU ARO	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal	18" spr.	129	full
VIB PRA	Viburnum x pragense	Prague Viburnum	5 gal	24" ht.	102	full
GROUND COVERS						
LIR MUS	Liriope muscari `Big Blue`	Big Blue Lilyturf	cont.	4" pot	449	plant 12" o.c.
SCH SCO	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	cont.	1 gal.	37	plant 24" o.c.

NOTE:
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI) Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO PREPARED SOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

SHRUB PLANTING IN BED DETAIL
N.T.S.

GROUND COVER PLANTING DETAIL
N.T.S.

NOTE:
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS
REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL

BIORETENTION TREE PLANTING DETAIL
N.T.S.

NOTE:
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY
MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS
REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL

TREE PLANTING DETAIL
N.T.S.

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

Terrence S. Mulvaney
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
09/03/2026
THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
0	12.12.2025	IFB/COF
1	12.29.2025	ONE-STOP RESUBMITTAL
2	01.07.2026	ONE-STOP RESUBMITTAL
3	04.13.2026	SITE PLAN REVISION
4	05.21.2026	AMENDMENT 2/IFC
6	08.10.2026	COF REVISION
7	09.03.2026	REVISION RESUBMITTAL

OVERALL LANDSCAPE PLAN

L200

49222.01
09.08.2025

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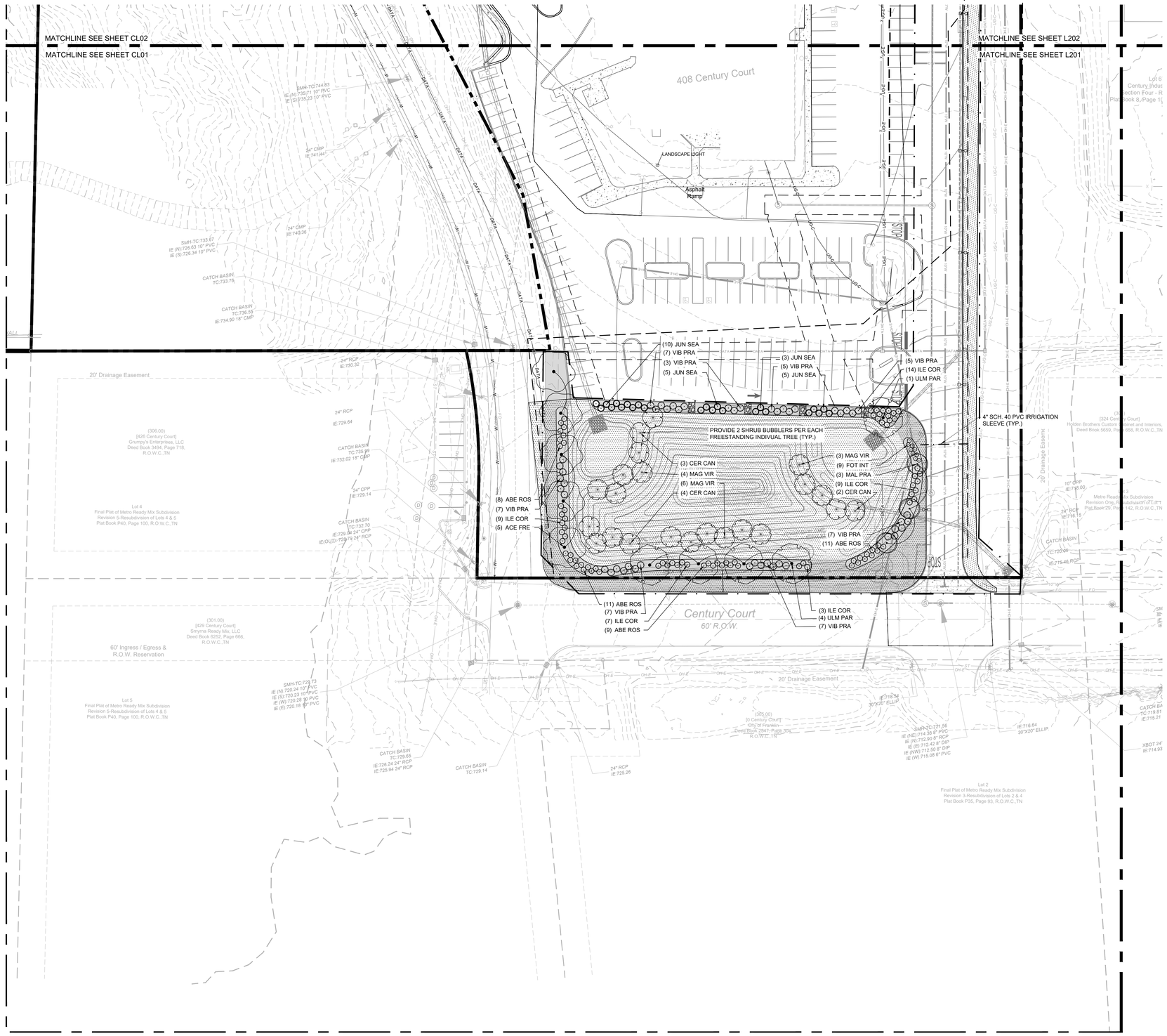

PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
QUE BIC	SWAMP WHITE OAK
ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
MAG VIR	SWEET BAY
MAL PRA	PRAIRIFIRE CRABAPPLE
ABE ROS	ROSE CREEK ABELIA
FOT INT	BLUE SHADOW FOTHERGILLA
ILE COR	DWARF BURFORD HOLLY
JUN CHI	NICK'S COMPACT JUNIPER
JUN SEA	SEA GREEN JUNIPER
RHU ARO	GRO-LOW SUMAC
VIB DEN	DWARF ARROWWOOD
VIB PRA	PRAGUE VIBURNUM
LIR MUS	BIG BLUE LIRIOPE
SCH SCO	STANDING OVATION LITTLE BLUESTEM

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC AND KY-31 SEEDING AT THE RATE OF 5 LBS. PER 1,000 S.F.

IRRIGATION COVERAGE AREA. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC SYSTEM AS A DESIGN/BUILD ITEM.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

TERRENCE S. MULVANEY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 371
09/03/2025

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DETAILED LANDSCAPE PLAN

L201

49222.01
09.08.2025

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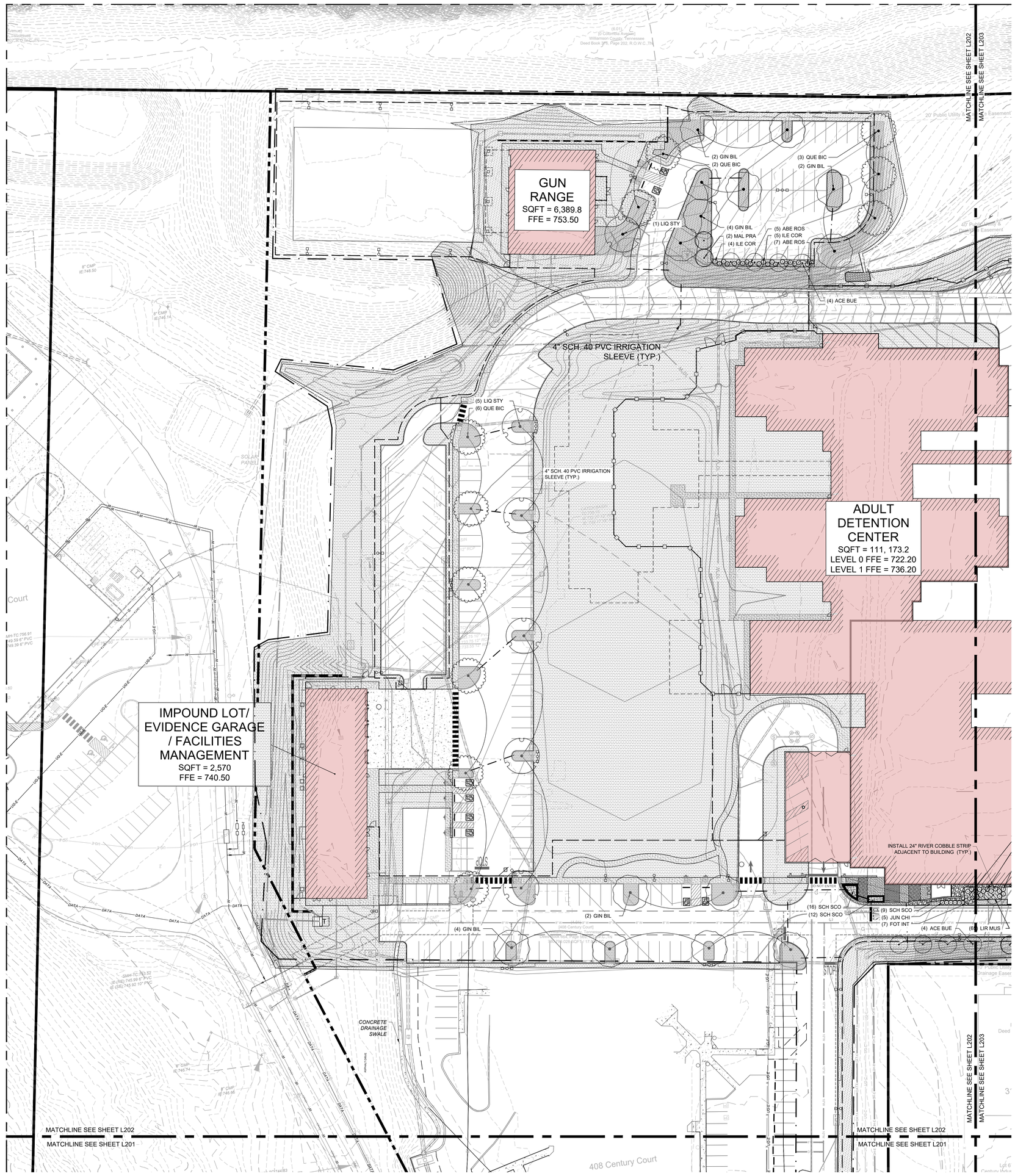

PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
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ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
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RHU ARO	GRO-LOW SUMAC
VIB DEN	DWARF ARROWWOOD
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SCH SCO	STANDING OVATION LITTLE BLUESTEM

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IRRIGATION COVERAGE AREA. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC SYSTEM AS A DESIGN/BUILD ITEM.

AREA TO RECEIVE 4" LAYER OF 1- 2" DIA. GRAY RIVER COBBLE PLACED OVER PERMEABLE NON-WOVEN WEED BARRIER FABRIC.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

09/03/2025

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DETAILED LANDSCAPE PLAN

L202

49222.01
09.08.2025

PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
QUE BIC	SWAMP WHITE OAK
ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
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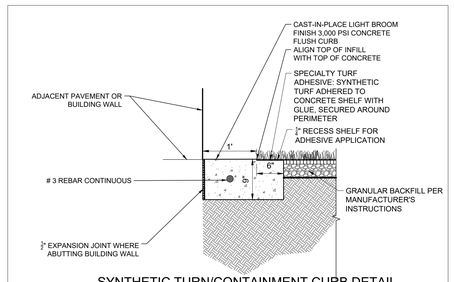
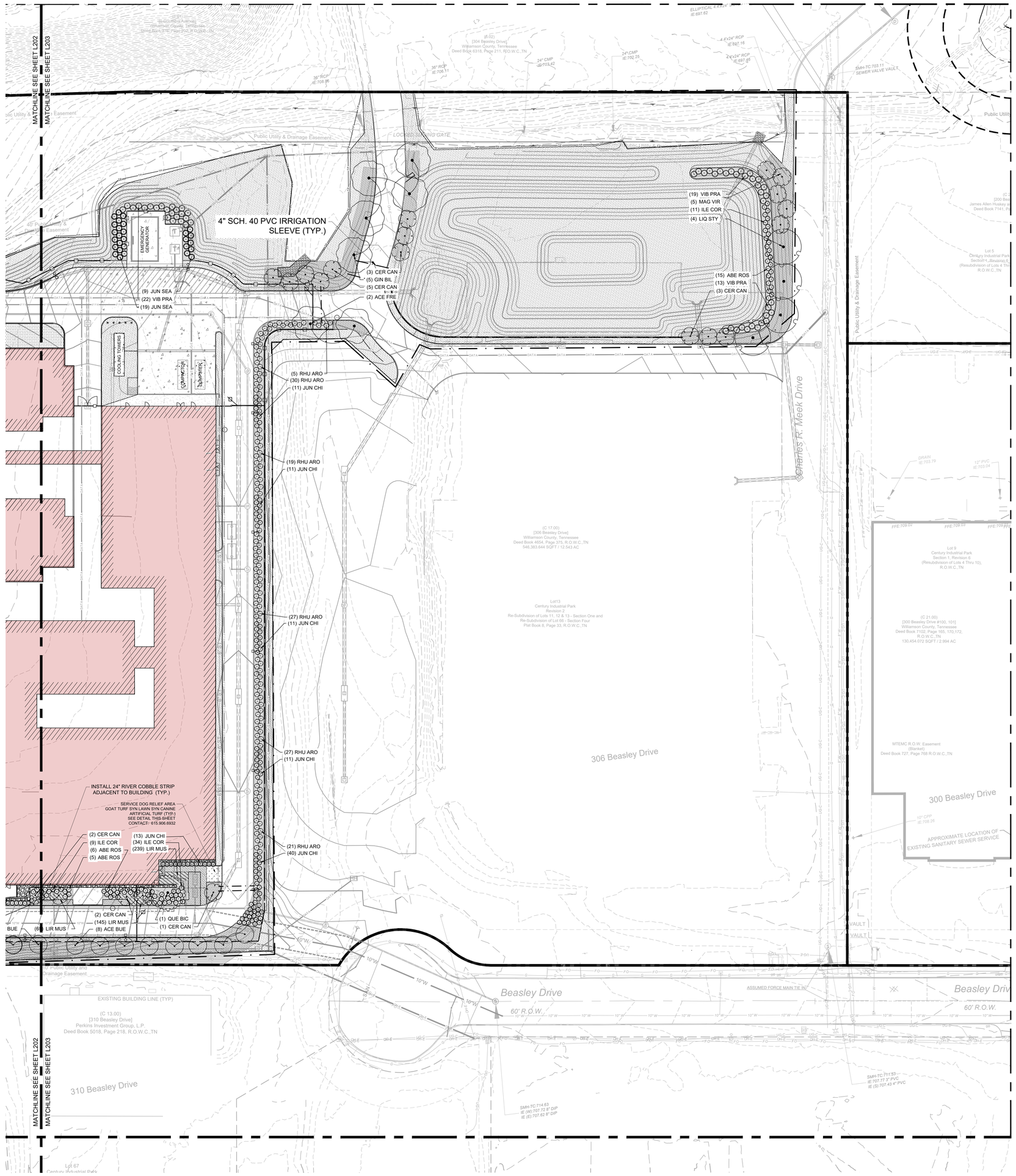


SYNTHETIC TURN/CONTAINMENT CURB DETAIL
(SERVICE DOG RELIEF AREA)
N.T.S.



NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN, REVISION 1 (ADULT DETENTION CENTER, GUN RANGE, AND IMPOUND LOT)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 9214
ISSUE FOR PERMIT

09/03/2026

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DETAILED LANDSCAPE PLAN

L203

49222.01
09.08.2025

City of Franklin

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

File #: 26-01064

DATE: 9/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Ordinance 2026-18, An Ordinance To Amend Various Chapters Of The Franklin Zoning Ordinance As Part Of An Annual Update, Including Overlay Districts, 1st Avenue District, Use Regulations, Building Types, Parking And Transit, Signs, Procedures, And Performance Agreements, And To Amend The Zoning Map For Certain Properties On Or Near Columbia Avenue North of Granbury Street, Dyke Bennett Road, First Avenue North, Long Lane, North Margin Street, Peytonsville Road, Pratt Lane, And Southstar Drive.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the annual Zoning Ordinance update.

BACKGROUND/STAFF COMMENTS:

The Franklin Zoning Ordinance regulates uses and sets community development standards for development. The City strives to keep the Zoning Ordinance up-to-date and completes an annual review and ordinance update.

This update includes State law changes for local development review procedures that implement a 60-business day timeframe for development plans, site plans, and inspections to be placed on an agenda for action, and requiring a 30-business day timeframe, as well as other development review impacts. It also includes changes for sureties that require the City to accept third-party engineering inspections for release requests and installing limited timeframes of 20-business days for the City to provide a written response to the inspection and 120 business day timeframe from submittal for the release to be placed on an agenda for action.

in addition to the applicable amendments due to State law changes, this update includes local zoning amendments to the overlay districts, the 1st Avenue district, use regulations, including data centers, self-storage facilities, shipping containers, building types, signs, and definitions and interpretations, along with rezonings throughout the city related to City parkland and the CI and HPO districts, as well

as rezonings in the Goose Creek area to the HHO and SCO districts related to the recent Envision Franklin and Urban Growth Boundary updates.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommend approval of Ordinance 2026-18.

FMPC Recommendation

September 24, 2026

Annual Zoning Ordinance Update

Overview

- First Avenue District: Parking in Floodway
- Commercial Recreation Building Standards
- Gas Station Roofs
- Data Center Locations
- Self Storage Facility Locations
- Shipping Containers as Permanent Storage
- Vertical Blade Signs/Ground Floor Small Hanging/Projecting Signs
- Building Heights
- Rezonings
- Development and Performance Agreement State Law Changes

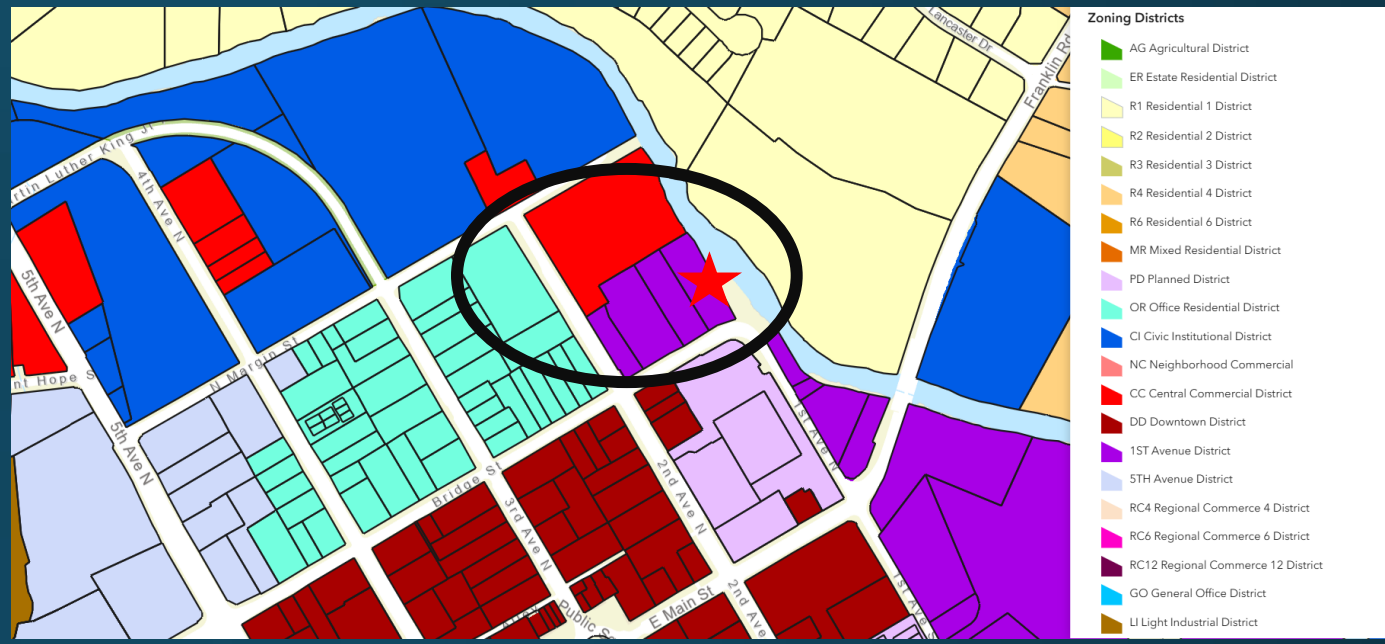
1st Avenue District

Intent

- Allow parking on a lot for a historic site almost entirely constrained by 100-year floodway

Proposed Amendment

- For lots with frontage on Bridge Street, surface parking may be located within the Floodway Overlay District and outside of the development limits.
- Allow parking as a primary use on 2nd Avenue North



Commercial Recreation Building Standards

Intent

- Allow for more building/architecture flexibility for commercial uses in larger, stand-alone buildings (e.g. gyms, sports centers, laser tag arenas)

Proposed Amendment

- Increase flexibility for glazing: 20-65% glazing over gross area (not by floor)
- Increase architectural metals as accent material to 40% for non-front facades
- Limit netting related to commercial recreation to 50 feet within the Central Franklin Overlay.

Gas Station Roofs

Intent

- Allow for gas stations to have flat roofs in commercial areas while those near residential lots still should have a more residential form with pitched roof.

Proposed Amendment

- Gas stations **within 500 feet of a property line of a residential lot** shall have pitched roofs for buildings and canopies.

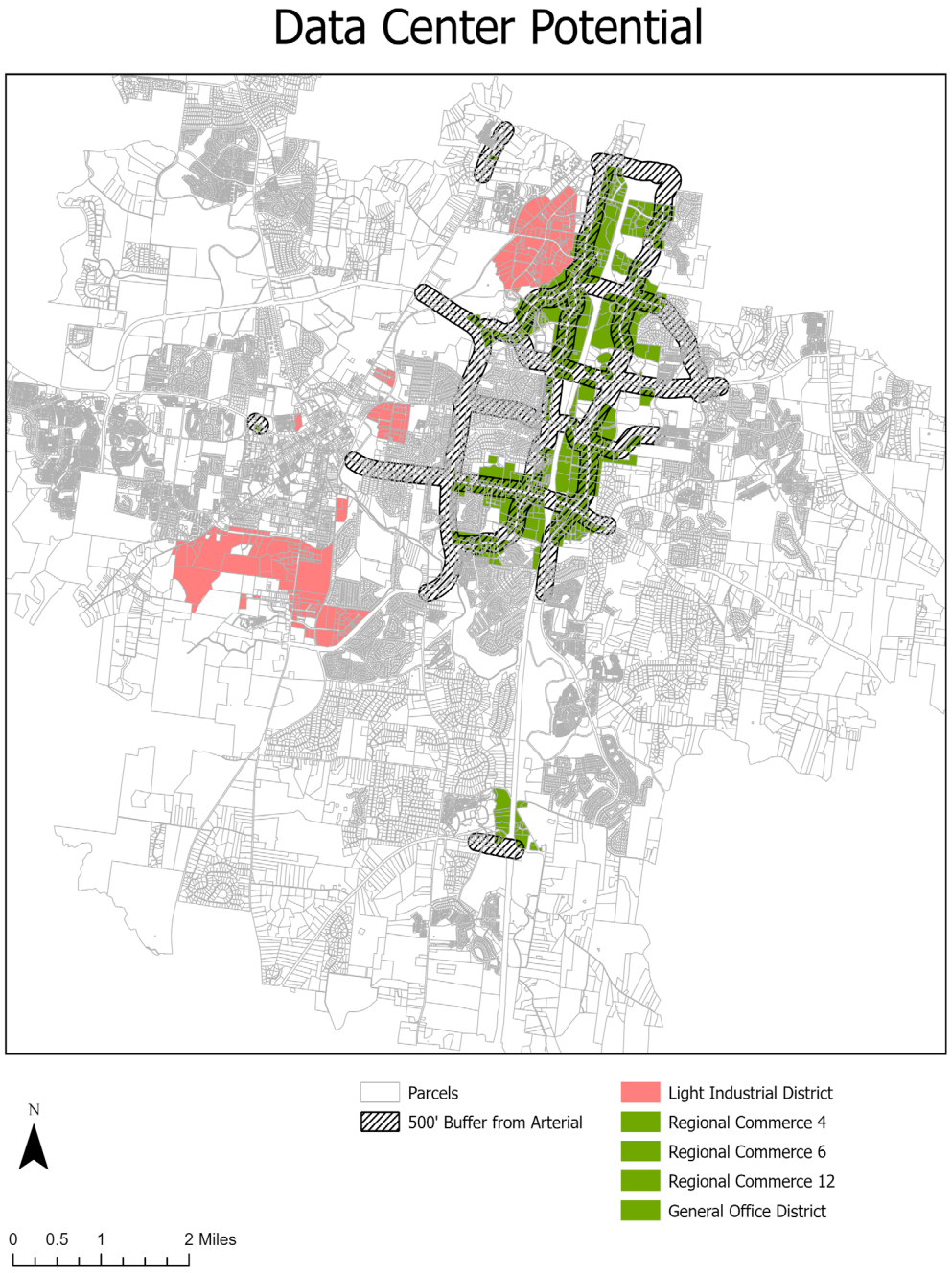
Data Center Locations

Intent

- Further limit the location of data centers and their proximity to residential due to potential for quality-of-life impacts

Proposed Amendment

- Remove Data Centers as a principal use from the GO, RC4, RC6, and RC12 districts while keeping them in the PD and LI districts
- Add a spatial buffer of 1,320 feet from a property line of a residential lot



Self Storage Facility Locations

Intent

- Limit the locations of industrial self-storage facilities to industrial districts and the PD district.

Proposed Amendment

- Remove self storage facilities from RC4, RC6, and RC12, keeping them in LI, HI, and PD

Shipping Containers as Permanent Storage

Intent

- Allow shipping containers to be stored on nonresidential sites for indefinite duration for flexibility for businesses when not visible from off-site:

Proposed Amendment

- Allow for indefinite storage of shipping containers if they are:
  - Located in the rear yard;
  - Situated on the ground and not vertically stacked; and
  - Fully visually screened from off-site and all surrounding rights-of-way by the building, an opaque wall, evergreen vegetation, or combination thereof that achieves 100% opacity.

Vertical Blade Sign + Small Hanging/Projecting Signs

Intent

- Allow for small hanging/ projecting signs for ground floor tenants underneath larger vertical blade signs

Proposed Amendment

- Allow for both where larger vertical blade signs are permitted

Building Heights

Intent

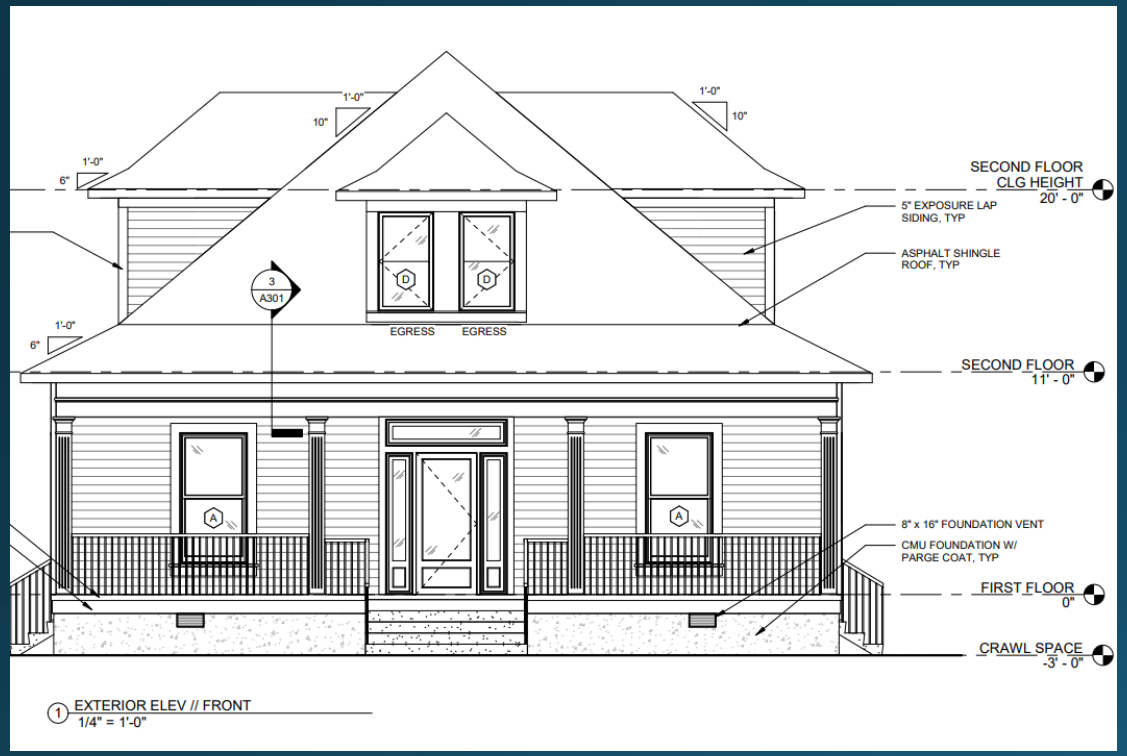
- Further define a one-half story for consistency in building heights, particularly context-based zoning districts where infill and redevelopment is becoming more prevalent
- Differentiate between a 1.5 story house and a 2-story house

Proposed Amendment

- Add parameters to the Definitions and Interpretations Chapter that better define a one-half story:
  - Maximum upper floor of 60% of the story below.
  - Maximum exterior knee wall height of 3 feet.
  - Limit the width of dormers to 50% of the roof width.
  - Set dormers back one foot from exterior wall (already a requirement in CFO)
  - Windows in gable ends are within the sloping roof area.

- Use the parameters above and the following to differentiate between 1.5 stories and 2 stories
  - Maximum height in feet of 26 feet from FFE to roof ridge (for 1 ½ story)
  - Only a one-story porch for 1 ½ story, not 2 story porch

1 ½ and 2 Story Comparison



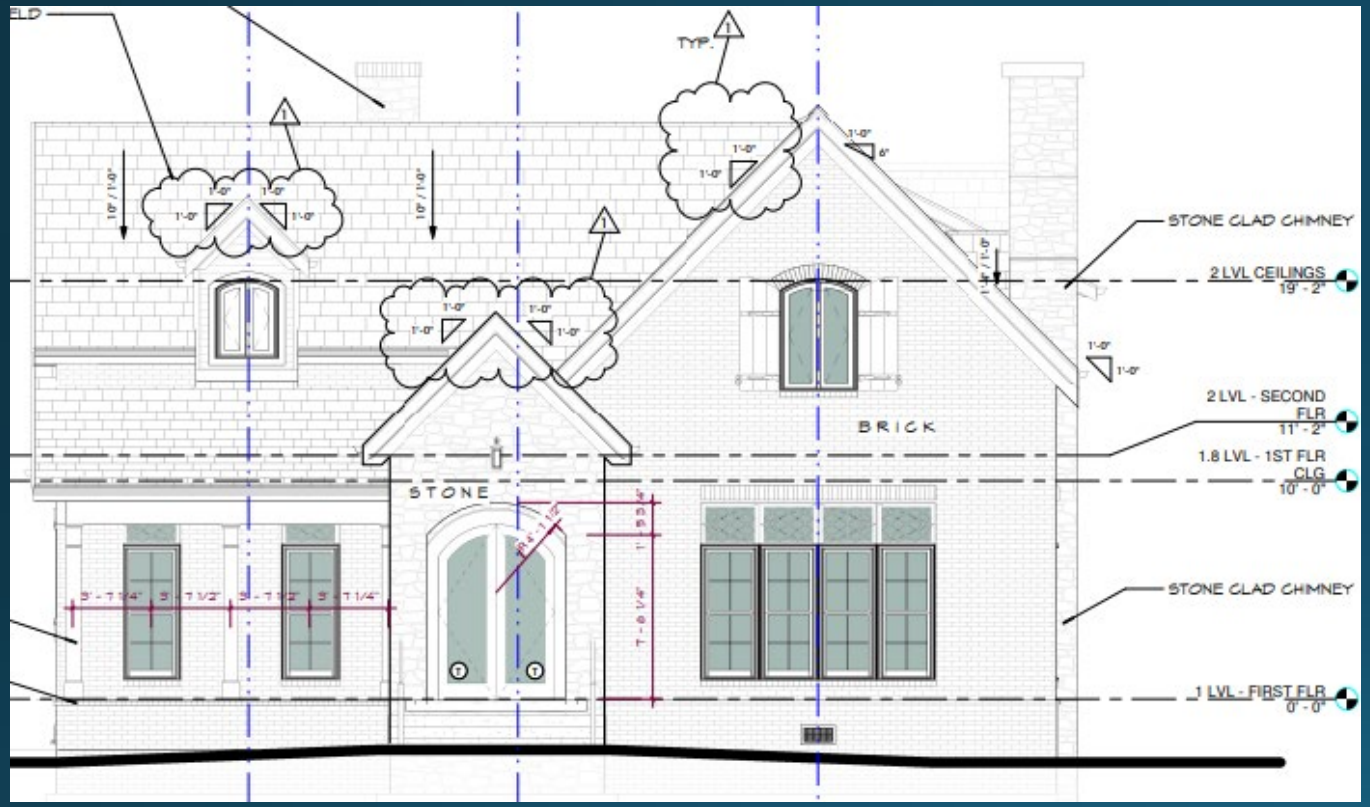
1 ½ Story:

- Height is 26’ FFE to Ridge
- Dormers less than 50% of roof area

2 Story:

- Exterior wall height exceeds 3’ on upper story
- Height exceeds 26’ FFE to Ridge
- Dormers exceed 50% of roof area
- Windows not within Gable Rake (sloped area of roof)

1 ½ and 2 Story Comparison



1 ½ Story:

- Exterior wall height is ~3' on upper story
- Height is less than 26' FFE to Ridge
- Dormers less than 50% of roof area
- Windows within Gable Rake

2 Story:

- Exterior wall height exceeds 3' on upper story
- Height exceeds 26' FFE to Ridge
- Window not within Gable Rake

1 ½ and 2 Story Comparison

1 ½ Story:

- Exterior wall height is ~3’ on upper story
- Height is ~26’ FFE to Ridge
- Dormers less than 50% of roof area

2 Story:

- Height exceeds 26’ FFE to Ridge
- Exterior Wall Height exceeds 3’ on upper story

1 ½ and 2 Story Comparison

1 ½ Story:

- Exterior wall height is ~3’ on upper story
- Height is less than 26’ FFE to Ridge
- Dormers less than 50% of roof area

2 Story:

- Height exceeds 26’ FFE to Ridge

Massing in Central Franklin Overlay District

Intent
Disallow an emerging trend that is not characteristic of traditional architecture and emphasizes height with the upper story.

Proposed Amendment
Add a standard in the CFO to not allow upper stories that project or cantilever out beyond the ground floor

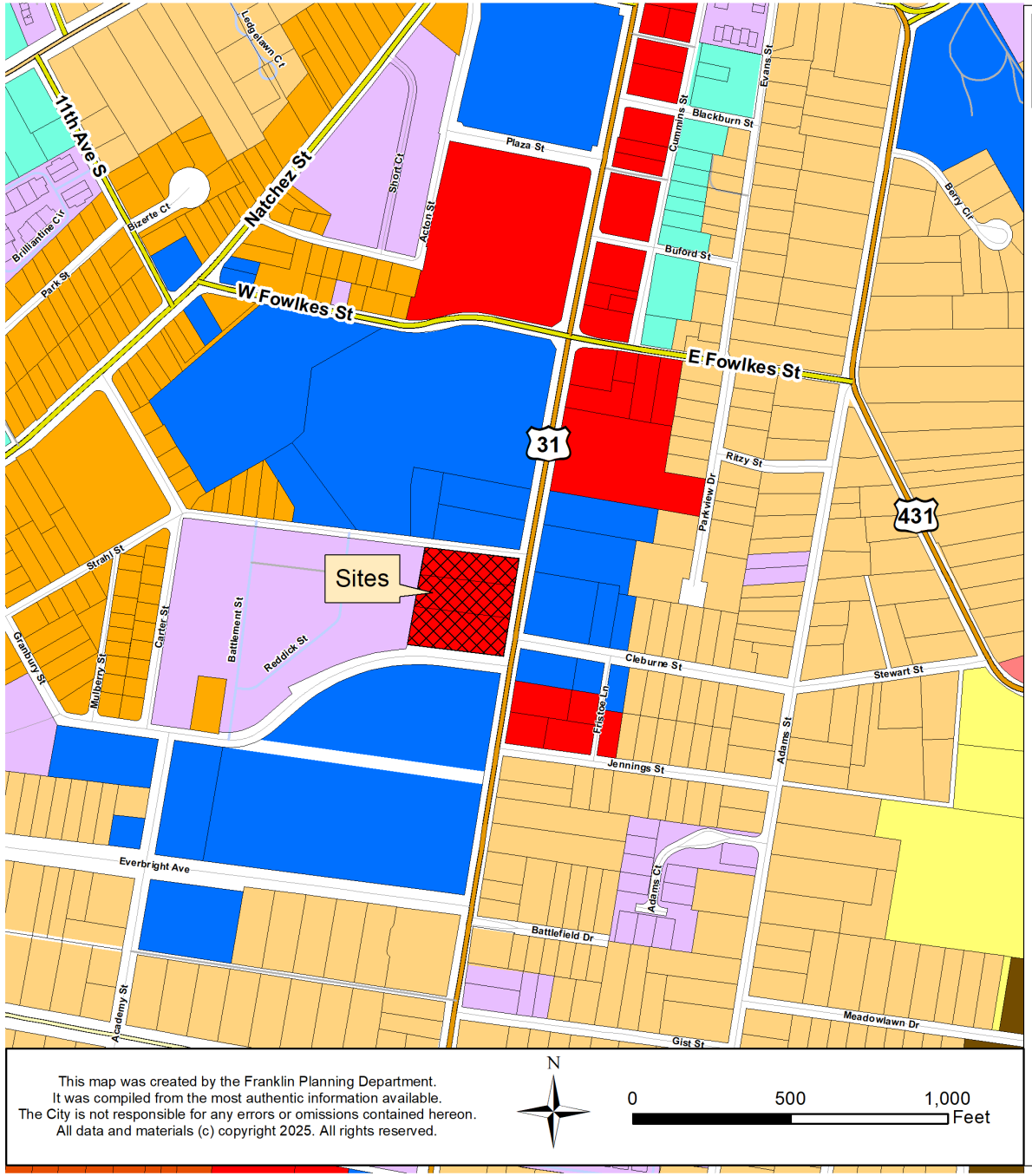
Residential Parking Pads in Front Yards

- Parking Pads in residential front yards were discussed at the August Joint Conceptual Workshop.
- There was a variety of opinions expressed related to enforcement and whether to amend the ordinance.
- Based on the opinions expressed at the JCW, this topic will take further study and likely community engagement.
- Staff plans to return in the spring for discussion and next steps.

Rezoning: Carter Hill Park CI and HPO

1210, 1214, and 1224 Columbia Avenue

(Soon to be) City-owned Properties as part of the future Carter Hill Park



ZONING ORDINANCE ANNUAL UPDATE REZONING
1200, 1214, 1224 COLUMBIA AVE
ORDINANCE 2026-18

Project Information
Existing Zoning: CC, CAO2
Proposed Zoning: CI, HPO, CAO2
Site Acreage:
1200 Columbia Ave: .60 acres
1214 Columbia Ave: .72 acres
1224 Columbia Ave: .86 acres
Total Acreage: 2.18 acres
Owner: City of Franklin

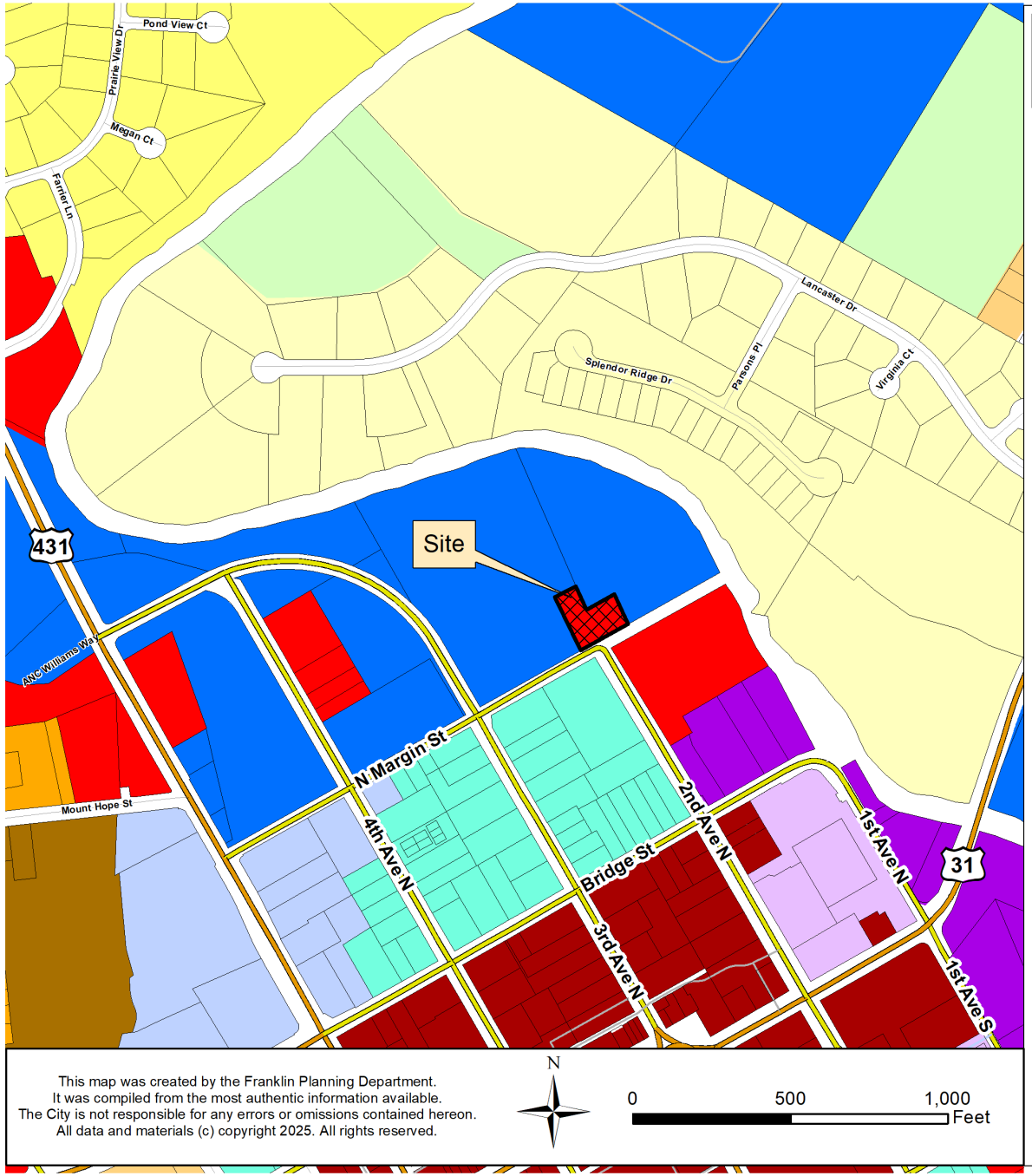
Legend

- Subject Parcels
- 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
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- LI Light Industrial District
- OR Office Residential

HISTORIC FRANKLIN TENNESSEE

Rezoning: Bicentennial Park to CI

City-owned property already part of Bicentennial Park



ZONING ORDINANCE ANNUAL UPDATE REZONING
302 N MARGIN ST
ORDINANCE 2026-18

Project Information
Existing Zoning: CC, CFO
Proposed Zoning: CI, CFO
Site Acreage: .55 acres
Owner: City of Franklin
Parcel ID: 063N D 00200 00009063N

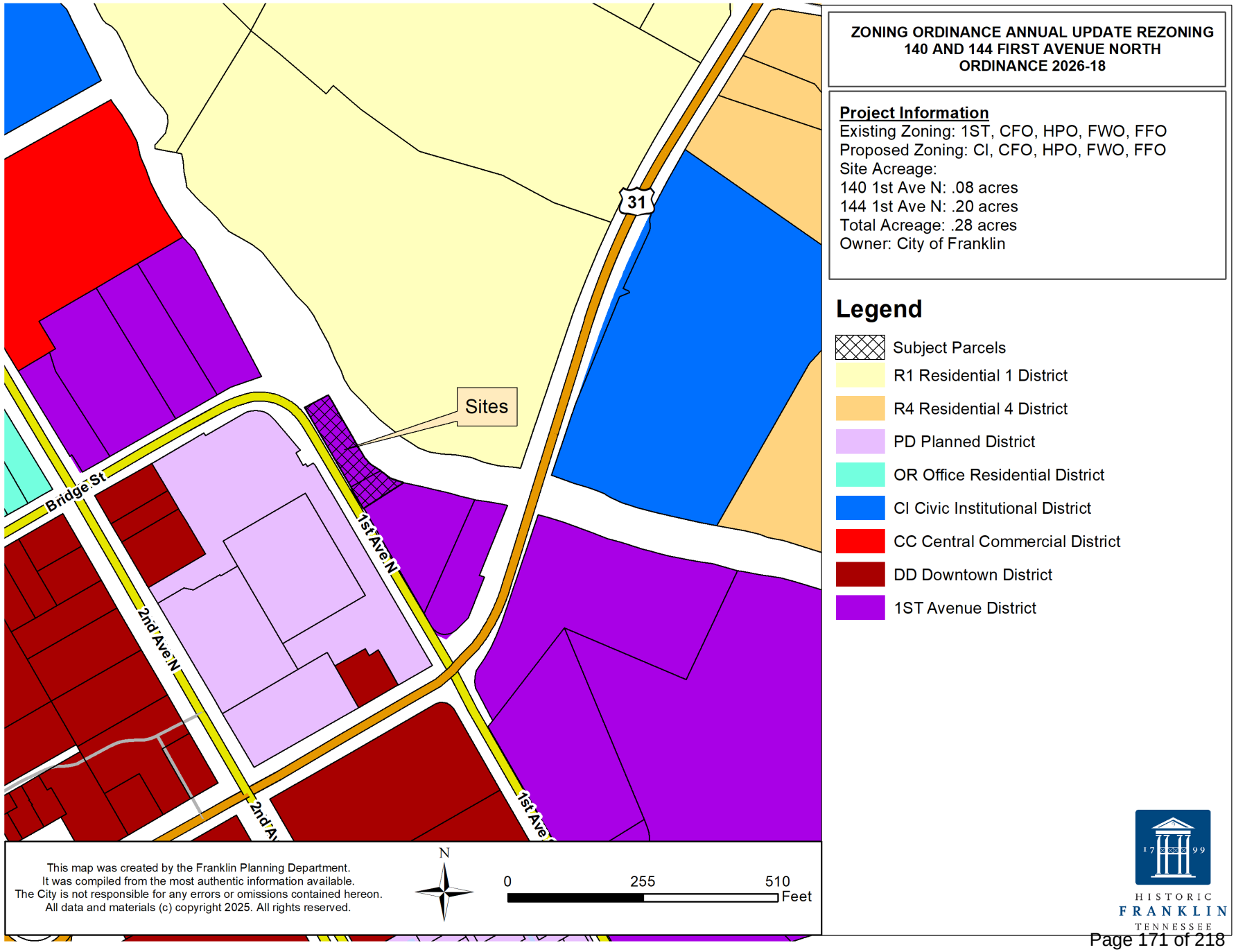
Legend

- Subject Parcel
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R4 Residential 4 District
- R6 Residential 6 District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE

Rezoning: 140 & 144 1st Ave N to CI

City has acquired these parcels with the historic Franklin Road bridge foundation

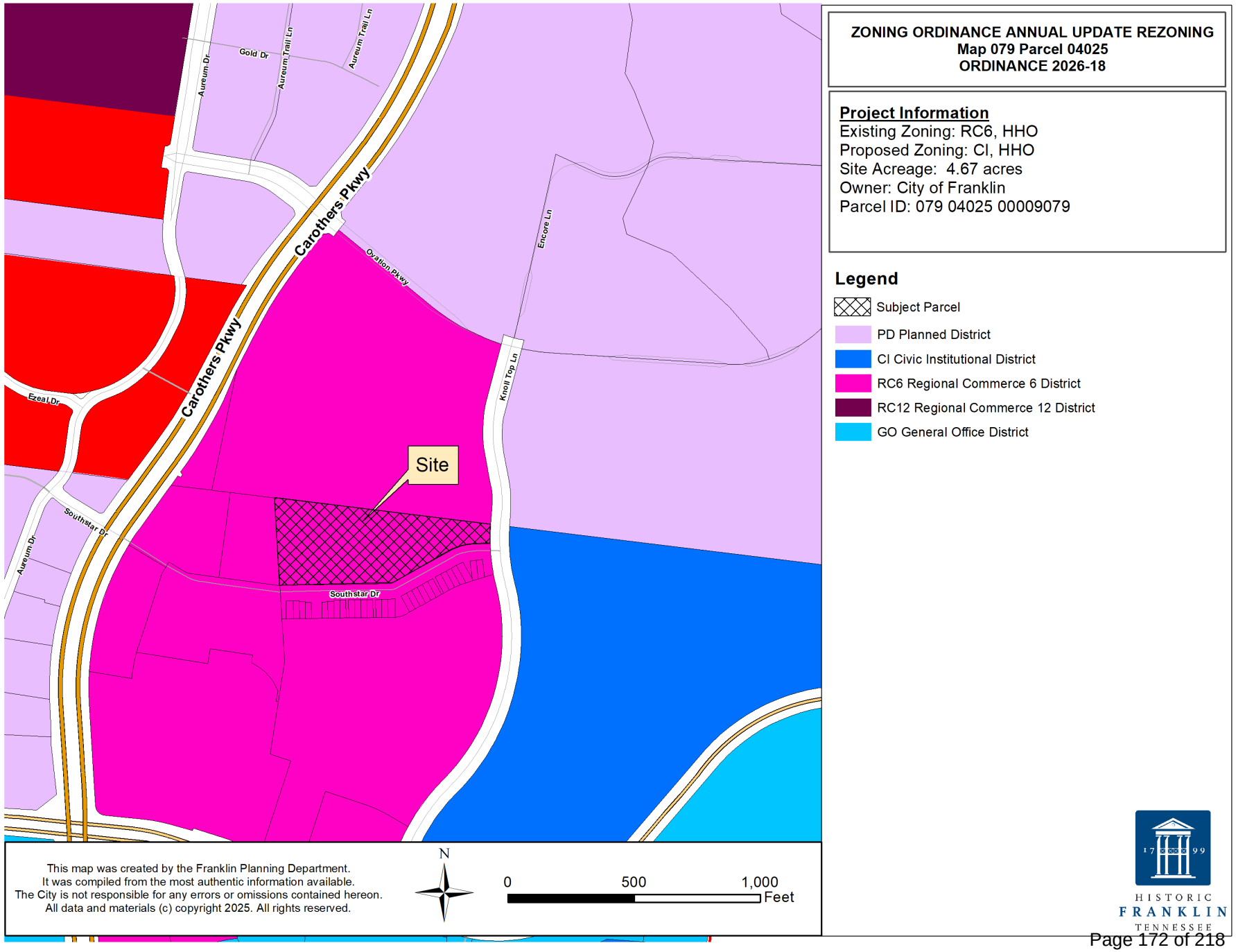


HISTORIC FRANKLIN TENNESSEE

Rezoning: Mountain Biking Trail to CI

City parkland dedicated with the Ovation development

Mountain biking trail on Southstar Drive

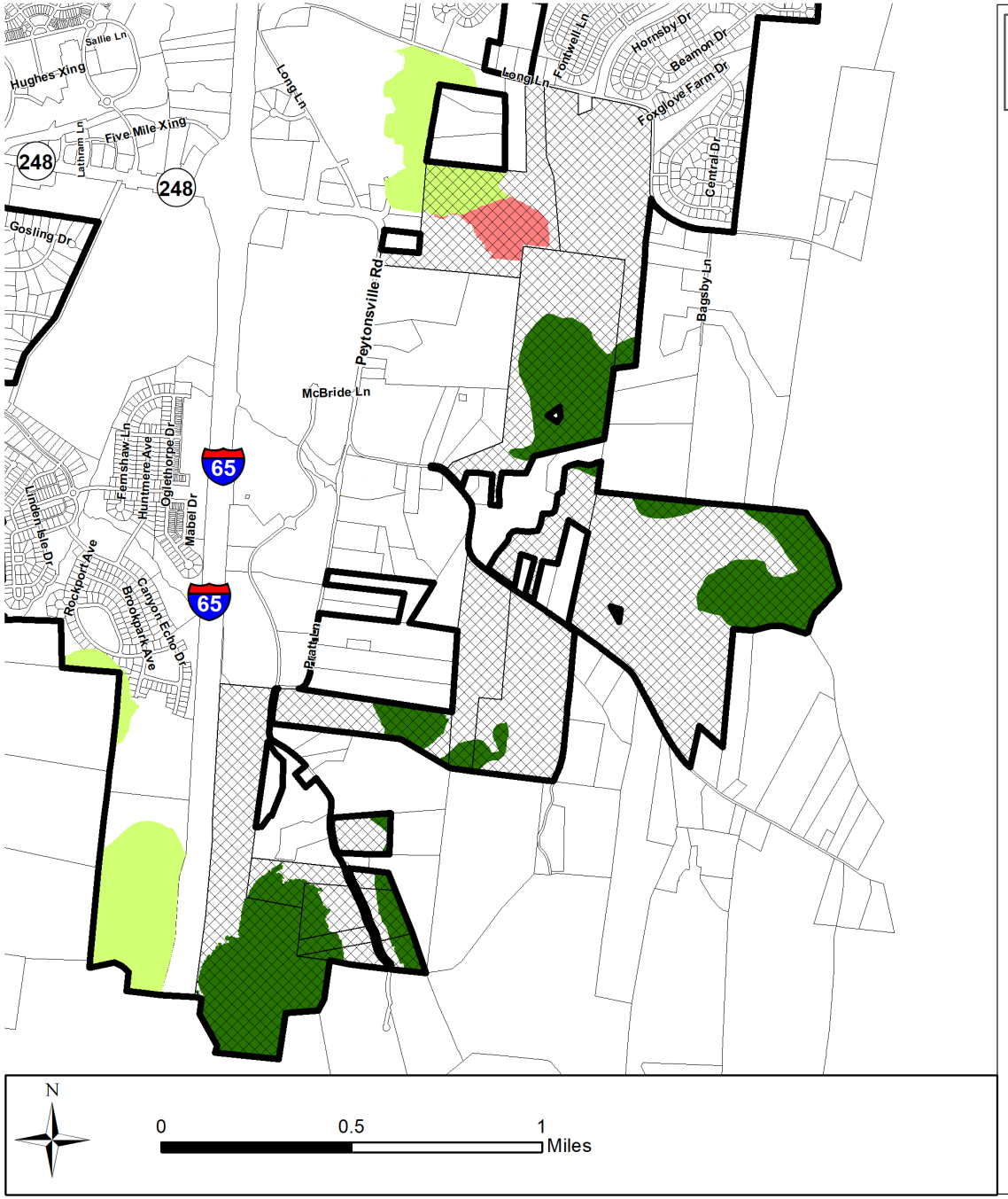


HISTORIC FRANKLIN TENNESSEE

Rezoning: HHO

New Conservation Areas were added to Envision Franklin in the UGB/ Envision Franklin update in 2025

This rezoning updates the Hillside/Hillcrest Overlay District (HHO) to reflect these newly added areas so that Envision Franklin and the Zoning Ordinance match



ZONING ORDINANCE ANNUAL UPDATE REZONING
Hillside Hillcrest Overlay Zoning
Ordinance 2026-18

Legend

- Impacted Parcels
- Existing Hillside Hillcrest Overlay Zoning District
- Proposed addition of Hillside Hillcrest Overlay Zoning District
- Proposed Reduction of Existing Hillside Hillcrest Overlay Zoning District
- City Limits

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It was compiled from the most authentic information available.
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HISTORIC FRANKLIN TENNESSEE

Rezoning: SCO

New 100- and 150-foot setbacks for portions of Peytonsville Road was added to Envision Franklin in the UGB/Envision Franklin update in 2025

This rezoning updates the Scenic Corridor Overlay District (SCO) in the Zoning Ordinance, so it matches Envision Franklin

ZONING ORDINANCE ANNUAL UPDATE REZONING
Scenic Corridor Overlay Zoning
Ordinance 2026-18

Legend

- Proposed 100' Scenic Corridor Overlay
- Proposed 150' Scenic Corridor Overlay
- City Limits

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HISTORIC FRANKLIN TENNESSEE

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

State Law 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 punch lists 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)

Next Steps

- September 22 BOMA WS Review of Updates
- September 24 FMPC Recommendation
- October 27 BOMA WS and 1st Reading
- November 24 BOMA 2nd Reading and Public Hearing
- December 8 BOMA 3rd and Final Reading
- January 1, 2027 Effective Date

ORDINANCE 2026-18

AN ORDINANCE TO AMEND VARIOUS CHAPTERS OF THE FRANKLIN ZONING ORDINANCE AS PART OF AN ANNUAL UPDATE AND TO AMEND THE ZONING MAP FOR CERTAIN PROPERTIES ON OR NEAR COLUMBIA AVENUE NORTH OF GRANBURY STREET, DYKE BENNETT ROAD, FIRST AVENUE NORTH, LONG LANE, NORTH MARGIN STREET, PEYTONSVILLE ROAD, PRATT LANE, AND SOUTHSTAR DRIVE.

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update; and

WHEREAS, State law changes effective January 1, 2027, include changes for local development review procedures that implement a 60-business day timeframe for development plans, site plans, and inspections to be placed on an agenda for action, and requiring a 30-business day timeframe from submittal for providing the applicant a written report of deficiencies; and to return 50 percent of the total amount of fees if the application has had two written reports of deficiencies and denial of the application; and

WHEREAS, State law changes effective January 1, 2027, include changes for sureties that require Cities to accept third-party engineering inspections for release requests and installing limited timeframes of 20-business days for the City to provide a written response to the inspection and 120-business day timeframe from submittal for the release to be placed on an agenda for action; and

WHEREAS, State law changes effective July 1, 2026, cited as the "Tennessee Child Care Red Tape Reduction Act," requires child care agencies in commercial zones to be a use by right in any zone that permits office uses, commercial uses, industrial uses, or institutional uses, and in residential zoning districts for home-based child care, notwithstanding another law or local ordinance to the contrary. The Board of Mayor and Aldermen finds the Franklin Zoning Ordinance generally meets this statute as daycares are permitted by right in most nonresidential zoning districts and childcare is permitted as a home occupation in all residential districts, but finds local ordinances to the contrary where daycare uses are neither appropriate nor permitted: in the 1st Avenue and 5th Avenue districts that have specialized districts mostly covered in floodway and floodway fringe and where public safety and potential for loss of life and property is higher: in the Heavy Industrial district, for which the purpose of the district is to allow for intensive industrial uses with higher dust, noise, vibration, and heavy truck traffic; and in the Office Residential district, which is considered a transitional residential district with residential buildings with office uses and where home-based childcare is already permitted by-right that is compatible with residential homes and the purpose of the district; and

WHEREAS, in addition to the applicable amendments due to State law changes, this update includes local zoning text amendments to the zoning districts; overlay districts; use regulations; building types; streets and circulation; parking and transit; fences, walls, and screening; signs; natural resources; historic resources; review bodies; procedures; performance agreements; and definitions and interpretations; along with zoning map amendments throughout the city related to City parkland and the CI and HPO districts, as well as rezonings in the Goose Creek area to the HHO and SCO districts related to the recent Envision Franklin and Urban Growth Boundary updates; and

WHEREAS, this Ordinance includes text and zoning map amendments, which are in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on January 1, 202**7** by Ordinance 202**6-18**.

…

1.2.1 Pending Applications

All applications submitted on or after January 1, 202**7** shall comply with this Ordinance, including applications submitted for the March **28**, 202**7** FMPC or administrative agenda.

…

SECTION II. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

3.8 R6—Residential 6 District

Building Height	
Maximum	Building height ~~facing the street~~ shall not exceed one-half story above the average height of existing single family buildings on the same block face, but in no case shall exceed two stories.

…

~~3.16.2 Applicability~~

~~In cases of conflict between the standards of the 1ST and FFO or FWO districts, the regulations of 1ST district shall apply.~~

…

3.16.4 Development Limits

A. The uses and developable area shall be no closer to the Harpeth River than the existing elevation contour of 630 feet above sea level prior to any modification of floodplain, or the riparian buffer as required by the Stormwater Management Ordinance, or the outer boundary of the FWO, whichever is

most restrictive. **Land in this district and within the FFO shall be considered developable area unless further restricted by the riparian buffer or elevation contour as described above.**
B. Floodplain alteration is prohibited outside of the development limits, other than for public or private infrastructure.
…

SECTION III. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
~~4.2.2 Conflicting Provisions~~

~~In cases of conflict between the standards of the FWO and the 1ST districts, the regulations of the 1ST district shall apply, as applicable.~~

…
4.2.6 Exemptions
Historic structures within the HPO shall be used in accordance with the permitted **principal** uses in the underlying zoning district. Historic structures may be altered or subjected to major repair, subject to Section 17.6, Floodplain Protection, and Section 20.11, Certificate of Appropriateness. **On the lot containing the historic structure:**
A. Within the FWO, only the following accessory uses shall be permitted, as applicable in the underlying zoning district, although no new structures or obstructions are permitted:
1. Parking areas serving a principal use; and
2. Agricultural uses.
B. Within the FFO, the overlay district shall regulate the permitted accessory uses and structures.
…

~~4.3.2 Conflicting Provisions~~

~~In cases of conflict between the standards of the FFO and the 1ST or 5TH districts, the regulations of the 1ST or 5TH district shall apply, as applicable.~~

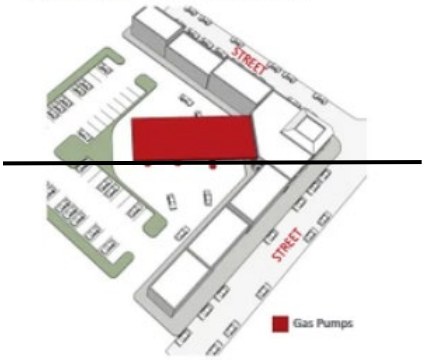
…

4.3.5.E.3. Basement or **fully** below ground level (grade) parking **structures** shall be prohibited. **Partially below grade parking structures shall be permitted when the following is met:**
a. At least one side of the parking surface area shall be open and at-grade with the surrounding topography; and
b. The grade within the parking structure shall provide positive drainage toward the open, at-grade side that shall freely surface drain following a flood event.
…
4.8.7 Parking (CFO)
Parking in the CFO shall comply with Chapter 10, Parking and Transit.
~~A. Certain uses in the CFO may have reduced parking requirements, pursuant to Section 10.2, Minimum Parking.~~

~~B. Lots along North Margin Street that are vacant as of the effective date of this Ordinance and are in the FFO may have parking areas as a principal use.~~
~~C. No historic structure shall be demolished for the purpose of providing a surface parking area.~~
~~D. Parking structures shall comply with Section 10.5, Parking Structures.~~
…
4.9.3 (SCO) District Boundaries
The SCO shall encompass land fronting along the scenic corridors per their minimum front yard setbacks as listed in the table below. **The minimum setback shall be measured from the right-of-way line, as adjusted by any right-of-way dedication associated with the development.**
…

SECTION IV. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
The Zoning Ordinance is hereby amended for Table 5.1.3, Permitted Principle Uses by Zoning District, for the industrial use of Data Centers to remove the 'half moon' dot (Permitted with Additional Use Regulations per Subsection 5.1.4) from the GO, RC4, RC6, and RC12 districts.
…
The Zoning Ordinance is hereby amended for Table 5.1.3, Permitted Principle Uses by Zoning District, for the industrial use of Data Centers to replace the 'full' dot (Permitted) to a 'half moon' dot (Permitted with Additional Use Regulations per Subsection 5.1.4) for the LI district.
…
5.1.4.D. Data Centers
1. The building footprint for a data center shall not be located within 500 feet of an arterial street; however, a data center may be closer than 500 feet if it is not visible from the arterial street.
2. Data centers shall not be located within 1,320 feet of a property line of a residential lot.
…
The Zoning Ordinance is hereby amended for Table 5.1.3, Permitted Principle Uses by Zoning District, for the industrial use of Self-Storage Facilities to remove the 'half moon' dot from the RC4, RC6, and RC12 districts.
…
The Zoning Ordinance is hereby amended to change the name 'Vape Shops' to 'Vape/Smoke Shops' wherever referenced in Chapter 5, Use Regulations.
…
5.1.4.I.4 Gas stations **within 500 feet of a property line of a residential lot** shall have pitched roofs for buildings and canopies.
…
The Zoning Ordinance is hereby amended to remove Figure 5.1.4.H Gas Station Canopy and adjust the Figure numbering accordingly.

Figure 5.1.4.H Gas Station Canopy



…

5.2.7.H.4 (Mailbox Delivery Facilities) Each facility serving up to 50 dwelling units shall have two dedicated parking spaces **and one ADA curb ramp** within easy access to the cluster box unit…

…

5.3.5.L Temporary Storage in a Shipping Container

Temporary storage in a shipping container shall:

1. Serve a principal use;
2. Be located in the rear or side yard;
3. Maintain a minimum ten-foot setback from any lot line or structure;
4. Not impede ingress, egress, or emergency access; and
5. Not exceed a maximum duration of 30 days over a five-year period or be present only during a construction period. **The duration may be longer when the shipping containers are:**

i. Located in the rear yard;

ii. Situated on the ground and not vertically stacked; and

iii. Fully visually screened from off-site and all surrounding rights-of-way by an opaque wall, evergreen vegetation, or combination thereof that achieves 100% opacity.

…

SECTION V. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

6.3 House

Window Shape and Alignment	Vertically proportioned and symmetrically aligned, but exceptions may be approved for ~~particular architectural style e.g. prairie style or~~ transom windows
Transitional Features Requirements	See Chapter 8, Transitional Features

CFO, CAO1, CAO2, and CAO3 Requirements

Massing	**Any stories above the ground floor shall not project or cantilever out past the ground floor exterior walls**

The Zoning Ordinance is hereby amended to revise the Townhouse definitions throughout Chapter 6 to the following:

Townhouse: A building where the dwelling units are joined side-by-side **in a row** and separated by shared walls. **Dwelling units are not vertically stacked**. Each dwelling unit has independent access to the frontage and may have small yards.

…

The Zoning Ordinance is hereby amended to revise the Commercial/Mixed-Use definitions throughout Chapter 6 to the following:

Commercial/Mixed-Use Building: A building that typically accommodates a single use or a vertical or horizontal mix of commercial uses. Multifamily residential may be **included** ~~on upper floors~~ depending on the district **or as determined by BOMA through the adoption of a development plan**. This building type shall comply with all other applicable standards of this Ordinance.

…

The Zoning Ordinance is hereby amended to add a 'Description' header within a blue row between each Building Type Section header and the written description of the building type underneath them (similar to the Descriptions headers in Open Space Types and Frontage Types).

…

The Zoning Ordinance is hereby amended to strike the stricken words below from the Windows row in Sections 6.7, Farmstead Residential, 6.8 Multifamily, 6.9 Commercial/Mixed-Use Building, and 6.11 Large-Scale Retail Building.

Reflective, tinted, or other glass treatments ~~that inhibit views into the building~~. This does not preclude glass treatments as required by the Energy Code or LEED certification…

…

6.9 Commercial/Mixed-Use Building

~~Main~~ Entrance**s**	Prominently located on the front facade and highly visible **Where multifamily units are permitted on the ground floor, facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units, but the DRT may approve an alternative due to topography or environmental constraints or for continuum of care facilities**

…

SECTION VI. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

9.2.2 Design

A. Public and private streets shall be designed pursuant to the Transportation and Street Technical Standards. **The street and internal drive network shall be designed to comply with the International Fire Code Appendix D, where applicable.**

B. New streets serving residential lots shall be public streets.

…

9.5.2 (Mews) Design

…

A. Each end of a mews shall connect to a **two-way** street and shall not terminate into an alley or another mews. The mews layout…

…

9.6.5.D Cul-de-sacs are permitted only where existing development, floodplains, wetlands, **steep slopes,** ~~naturally ccurring slopes exceeding 14 percent,~~ riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

…

9.9.B.2 (Sidewalks Fees-In-Lieu) The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, HHO, or ~~naturally-occurring~~ slopes exceeding 20 percent.

...

SECTION VII. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

10.4 Parking in the CFO, CAO1, CAO2, and CAO3

The following shall apply in the CFO, CAO1, CAO2, and CAO3:

A. Certain uses may have reduced parking requirements per Section 10.2, Minimum Parking.

B. Lots along North Margin Street or Second Avenue North that are vacant as of January 1, 2027 and are in the FFO or FWO may have parking areas as a principal use in accordance with the applicable overlay district.

C. No historic structure shall be demolished for the purpose of providing a surface parking area.

10.**5**~~4~~ Alternative Parking Plan…

…

SECTION VIII. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

13.1.2.**E Poles and Netting**

Netting and associated poles related to recreation uses are limited to a maximum of 50 feet within the CFO.

…

SECTION IX. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

15.12 Small Hanging/Projecting Sign

Quantity	Maximum of one per ~~building main entrance~~ **main entrance per retail storefront/tenant space on the ground floor**, in addition to other building signage

…

15.14 Vertical Blade Sign

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

…

SECTION X. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

17.1.1.A. (Steep Slopes) This Section shall apply to development or redevelopment when any portion of a lot contains ~~naturally occurring~~ slopes of 14 percent or greater.

…

17.1.2 Prohibited Development

Other than public infrastructure and passive parks, development shall be prohibited on ~~naturally occurring~~ slopes having at least 20 feet of rise over 100 feet of run. Such slopes…

…

17.1.4.A Lots that contain ~~naturally occurring~~ slopes of 14 percent or greater shall meet the lot standards in the following table rather than the lot standards of the applicable zoning district:

…

17.2.4.D.3. (Tree Save Priority Areas) Land within the HHO or ~~naturally occurring~~ slopes of 20 percent or greater;…

…

SECTION XI. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

18.1.1 Applicability

This Chapter shall apply to development or redevelopment on, adjacent to, or across the street from lands or sites: …

B. Eligible for designation on the National Register of Historic Places, as determined by the Tennessee Historical Commission. **When lands or sites are likely eligible for the National Register of Historic Places, the determination by the Tennessee Historical Commission may be waived if the applicant voluntarily complies with this Chapter.**

…

SECTION XII. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

19.3.2 (FMPC) Specific Approval Authority

The FMPC is responsible for review and final approval of:

…

E. Performance Agreements **in default**

…

19.5.1 (HZC) Specific Review Authority

A. Within the HPO, the HZC is responsible for preliminary HZC recommendations to the FMPC and the BOMA, as applicable, of

1~~A~~. Development plans;

2~~B~~. Preliminary plats; ~~and~~

3~~C~~. Final plats that create new lots, where a preliminary plat is not required.

B. The HZC is responsible for preliminary HZC recommendations to the FMPC and BOMA for rezoning applications that amend the HHO or SCO on, adjacent to, or across the street from lands or sites listed or eligible for the National Register of Historic Places.

C. The HZC is responsible for recommendations to the FMPC and the BOMA for rezoning applications regarding the HPO.

…

SECTION XIII. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

20.2.4.D. No refund of the fee or any part of the fee shall be made, unless**:**

1. T~~t~~he Department of Planning and Sustainability determines that an application was accepted in error or the fee paid exceeds the amount due. In these cases, the amount of the overpayment will be refunded to the applicant~~.~~**; or**

2. If the development plan or site plan was denied by any applicable review body following two written reports of deficiencies, then 50 percent of the fee shall be returned to the applicant.

…

20.2.6 Completeness Determination

The Department of Planning and Sustainability or Department of Building and Neighborhood Services shall only initiate the review and processing of an application submitted under this Ordinance if the application is determined to be complete as outlined in the applicable review body bylaws**, as applicable.**

…

20.7.10.**H.** (HPO District Rezoning) **As applicable, the HZC shall make a recommendation to the FMPC and BOMA regarding rezoning applications to remove property from the HPO.**

…

20.8.6 Pre-Application **Review** ~~Requirements~~

The applicant **may** ~~shall~~ hold a pre-application meeting with the DRT **for a courtesy review prior to the initial submittal** to review the draft development plan and discuss Ordinance requirements. **When utilized, pre-application documents shall be provided to the Department of Planning and Sustainability in accordance with the submittal schedule posted on the City website.** ~~The applicant shall submit preapplication documents to the Department of Planning and Sustainability as defined by the calendar published on the City website.~~

…

20.8.8 Application Submittal

A. The applicant shall submit a development plan application in accordance with Section 20.2, Common Review Procedures. ~~The submittal shall be within four initial submittal deadlines of the pre-application meeting.~~ See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.

…

20.8.9.A.4 A summary of the pre-application meeting**, if applicable,** in a format…

…

20.8.10 Staff Review (Development Plan)

In accordance with the submittal schedule posted on the City website:

A. The DRT shall review the application;

B. Within 30 days of the initial submittal, the Department of Planning and Sustainability shall:

1. Deem the application to be incomplete and issue a notice of incompleteness to the applicant; or

2. Send the applicant a written report of deficiencies and request any additional information necessary to ensure compliance.

~~**B.** The Department of Planning and Sustainability shall send comments from the DRT to the applicant~~;

C. The applicant shall address the comments and submit a revised application **on the next available resubmittal date.** ~~within three resubmittal dates in accordance with the FMPC bylaws.~~ **Failure to do so may result in denial by the applicable review body;**

D. Applications are limited to a maximum of two written reports of deficiencies; however, some initial submittal dates allow for a second written report and resubmittal while others do not. Notifications of incompleteness do not constitute a written report of deficiencies.

E. The application shall be placed on the next available agenda date that is within 60 business days of the complete initial submittal.

F. The Department of Planning and Sustainability shall prepare the final review and make a recommendation to the FMPC.

…

20.8.11 FMPC Recommendation

The FMPC shall review the development plan and any associated MOS at a public meeting and make a recommendation to the BOMA **within 60 business days of the complete submittal.**

…

20.12.5 Pre-Application **Review** ~~Requirements~~

A. ~~The DRT may require a pre-application meeting with the applicant~~ **The applicant may hold a pre-application meeting with the DRT for a courtesy review prior to initial submittal** to review the draft site plan and identify any initial conflicts with this Ordinance. **When utilized, pre-application documents shall be provided to the Department of Planning and Sustainability in accordance with the submittal schedule posted on the City website.** ~~The applicant shall submit pre-application documents to the Department of Planning and Sustainability at least 14 days prior to the initial submittal.~~

…

20.12.6 Application Submittal

A. The applicant shall submit a site plan application in accordance with Section 20.2, Common Review Procedures. ~~The submittal shall be within four initial submittal deadlines of the pre-application meeting, if applicable.~~ See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.

…

20.12.7 Staff Review (Site Plan)

In accordance with the submittal schedule posted on the City website:

A. The DRT shall review the application;

B. Within 30 days of the initial submittal, the Department of Planning and Sustainability shall:

1. Deem the application to be incomplete and issue a notice of incompleteness to the applicant; or

2. Send the applicant a written report of deficiencies and request any additional information necessary to ensure compliance.

~~B. The Department of Planning and Sustainability shall send comments from the DRT to the applicant; and~~

C~~C~~. The applicant shall address the comments and submit a revised application **on the next available resubmittal date.** ~~within three resubmittal dates in accordance with theFMPC bylaws~~ **Failure to do so may result in denial by the applicable review body.**

D. Applications are limited to a maximum of two written reports of deficiencies; however, some initial submittal dates allow for a second written report and resubmittal while others do not. Notifications of incompleteness do not constitute a written report of deficiencies.

E. The application shall be placed on the next available agenda date that is within 60 business days of the complete initial submittal.

F. The Department of Planning and Sustainability shall prepare the final review and make a recommendation to the FMPC.

20.12.8 Final Action

A. Administrative Final Action

1. ~~Upon submittal of a revised application, t~~**T**he DRT shall make a decision to:

a. Approve;

b. Approve with conditions; or

c. Disapprove ~~with the option for the applicant to re-submit~~.

2. The **Department of Planning and Sustainability shall place the** DRT decision ~~shall be placed~~ on an administrative agenda.

3. The applicant may appeal any DRT decision or conditions of approval to the FMPC. This appeal shall be filed with the Department of Planning and Sustainability within 14 days of the administrative agenda and shall be placed on the next available the FMPC agenda.

B. FMPC Final Action

1. ~~Upon submittal of a revised application, t~~**T**he Department of Planning and Sustainability shall prepare a final review and make a recommendation to the FMPC.

2. The FMPC shall review the site plan at a public meeting and vote for:

a. Approval;

b. Approval with conditions;

c. Disapproval; or

d. Deferral for continued review of the application**, provided that:**

i. Only one written deficiency report has been issued for the application; and

ii. The next available agenda is within 60 business days of a complete submittal.

…

20.15.3.C (Building Permit Application Submittal) Submit a geotechnical report where grading is proposed on a lot containing ~~naturally occurring~~ slopes of 20 percent or greater to ensure proper slope stability;

…

SECTION XIV. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

21.4 Monitoring and Documenting Improvements

21.4.1 Registered Professional

~~A.~~ The applicant shall have a registered professional engineer or landscape architect, depending on the type of improvements, involved in the installation or construction phase of the project, to monitor construction and determine conformity with approved plans and specifications.

21.4.2 Drainage Infrastructure Improvements

A. After the completion of all drainage infrastructure improvements associated with an approved site plan, the registered professional engineer shall submit as-built drawings detailing all constructed improvements in accordance with the as-built checklist on the City website.

B. As part of the drainage as-built submittal, drainage infrastructure shall be video-inspected in accordance with the as-built checklist to verify proper installation with the video recording and any associated inspection report, when it is to be:

1. Considered an accepted City asset; or

2. A privately owned or maintained asset that directly ties into a City asset.

21.4.3 Green Infrastructure Improvements

After the completion of all green infrastructure improvements associated with an approved site plan, the registered professional engineer shall submit as-built drawings detailing all constructed improvements in accordance with the Best Management Practice Stormwater Management Manual and the as-built checklist on the City website.

21.4.4 Water and Sewer Infrastructure Improvements

A~~B~~. After the completion of all water**, reclaimed water,** and sewer public infrastructure improvements associated with an approved site plan, the registered professional engineer ~~or landscape architect described in Paragraph 21.4.A above~~ shall submit as-built drawings ~~to the Water Management Department~~ detailing all constructed improvements **in accordance with the as-built checklists on the City website**~~, including the pipe locations, depth sizes, fittings, etc. The as-built drawings shall be submitted at least 30 days prior to submittal of:~~

~~1. The application for the first building permit for a residential building other than multifamily residential; or~~

~~2. A request for the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.~~

~~C. The as-built drawings and required improvements must be reviewed and inspected by the appropriate City department and determined to be satisfactorily completed in accordance with approved plans prior to:~~

~~1. The issuance of the first building permit for a residential building other than multifamily residential; or~~

~~2. The issuance of the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.~~

B. For residential buildings other than multifamily, the as-built drawings shall be submitted at least 30 days prior to submittal of the application of the first associated building permit and must be determined to be satisfactorily completed in accordance with approved plans prior to issuance of the first building permit.

C. For multifamily, commercial/mixed-use, or nonresidential buildings, the as-built drawings shall be submitted at least 30 days prior to a request for the first associated final certificate of use and occupancy and must be determined to be satisfactorily completed in accordance with approved plans prior to issuance of the first final certificate of use and occupancy.

D. Sanitary sewer infrastructure considered accepted City assets shall be video inspected to verify proper installation and maintenance, with the video recording and any associated inspection report prepared and submitted at least 60 days prior to a request for a release and in accordance with Water Management Technical Specifications for Utility Installation.

E. Any applicable inspection reports associated with the installation, photos, videos, including lift station documentation, shall be provided as part of the as-built submittal, including a signed and

stamped statement by a professional engineer showing it complies with the Manual of Permitted Operations for water and sewer station acceptances.

21.4.5 Documentation Approval

A. All documentation of improvements required by this Section must be submitted, reviewed by the appropriate City departments, and approved prior to the submittal of a request for a reduction or release, as applicable.

B. Documentation shall be deemed approved when the required improvements have been determined by the appropriate City departments to be satisfactorily completed with quality material and workmanship standards, built-to-industry-standards construction, with required quality measures in place, and shall be functioning properly in accordance with the approved design, plans, and specifications.

…

~~21.5 Extension, Reduction, or Release of Improvements~~

21.5 Extensions

21.5.1 Extension Period

A. The timeframe for the completion of each improvement within the performance agreement may be extended for a minimum of one month to a maximum of 12 months at a time. The end date shall coincide with the applicable agenda date within the designated month.

B. The duration of the extension period shall be based on:

1. The minimum, reasonable timeframe for which the required improvement can be fully completed; and

2. The necessary timeframe for staff to efficiently inspect and confirm that the improvements have been installed in accordance with approved plans and in an acceptable, workmanlike manner.

21.5.2 Automatic Extensions

When the improvement is nearing the end date of the performance agreement period and there has not been a request for a release or reduction, the improvement shall be automatically placed on the next available sureties agenda for extension, unless following Section 21.8, Calling the Surety.

21.6 Reductions

21.**6.1**~~5.2~~ One Time Performance Reduction

The amount of each improvement in performance may be reduced only one time when at least 75 percent of the applicable public improvements, private improvements, landscape improvements, or off-site improvements have been completed.

…

21.**6.2**~~5.3~~ Maximum Reductions for Public Improvements or Applicable Private **Improvements** ~~Infrastructure~~

A. The one-time reduction of the amount for public improvements, private improvements, or off-site improvements ~~(excluding landscape improvements as per Subsection 21.5.4, Maximum Reductions for Landscape Improvements)~~:

1. Shall not be reduced to less than the actual amount needed to complete the remaining improvements plus estimated inflation increases and/or repairs;

2. Shall not be reduced to less than 50 percent of the performance agreement amount calculated per Paragraph 21.2.1.A, irrespective of the estimated cost of completing the improvements; and

3. Shall not be reduced to an amount less than the required maintenance agreement.

B. Costs incurred by the applicant associated with a request for the extension, reduction of the surety, or release of the performance agreement and surety (inclusive of landscape architect or engineering

inspections fees, legal fees, and so forth) shall be borne by the applicant, regardless of whether the request is ultimately granted.

…

~~21.5.4 Maximum Reductions for Landscape Improvements~~

~~A. The reduction of the amount for landscape improvements shall not be reduced to less than 75 percent of its original amount, rounded up to the nearest thousand, irrespective of the estimated cost of completing the improvements.~~

~~B. Costs incurred by the applicant associated with a request for the extension, reduction of the surety, or release of the performance agreement and surety (inclusive of landscape architect or engineering inspections fees, legal fees, and so forth) shall be borne by the applicant, regardless of whether the request is ultimately granted.~~

21.7 Release and Acceptance

21.**7.1**~~5.5~~ Release of Performance

Each improvement may be released from performance:

A. When each public improvement, private improvement, landscape improvement, or off-site improvement (as applicable) have been completed; and

B~~A~~. When a one-year maintenance agreement is established and surety is reduced accordingly **or the Department of Planning and Sustainability waives the establishment of a maintenance agreement.**

~~B. When each public improvement, private improvement, landscape improvement, or off-site improvement (as applicable) have been completed.; and~~

~~C. When the applicant has submitted all information necessary to adequately review the request.~~

21.**7.2**~~5.6~~ Acceptance

A. The release of performance shall constitute the acceptance of the improvements by the City~~, pursuant to Subsection 21.5.5, Release of Performance~~.

B. Approval of a site plan or final plat shall not constitute acceptance. The Department of Planning and Sustainability may require the site plan or final plat to be endorsed with appropriate notes to this effect.

21.8 Calling the Surety

When the Department of Planning and Sustainability finds it in the best interest of the public health, safety, and welfare, a recommendation shall be forwarded to the FMPC to declare the performance agreement to be in default and authorize the calling of the agreement and surety, for the completion of the improvement under the supervision of the City.

…

21.9~~6~~ Procedure for Reduction or Release of Improvements

21.9~~6~~.1 **Application** Submittal ~~Requirements~~

Following the approval of documentation per Section 21.4, Monitoring and Documenting Improvements, a reduction or release application shall be submitted in accordance with the sureties submittal schedule and the applicable release inspection checklist on the City website. The request/application shall include:

A. A signed and stamped written statement from the registered professional engineer or landscape architect involved in the installation or construction phase of the project, stating that the improvements have been installed in accordance with the approved plans and specifications, unless following Subsection 21.9.2, Additional Submittal Requirements for Independent Inspections; and

~~Any request for reduction or release of an improvement in performance shall be submitted in writing to the Department of Planning and Sustainability. The request shall include:~~

~~A. A completed action request form, found on the City website~~

~~B. The percentage amount of completion of each required improvement; and~~
~~C. A written statement from the engineer or landscape architect employed by the applicant, stating that the improvements have been installed in accordance with the approved plans and specifications.~~
~~D. All stormwater infrastructure with a storm sewer size of 12 inches and larger shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of a drainage as-built record. The professional preparing the video shall be certified by the NASSCO Pipeline Assessment Certification Program (PACP®). Video documentation shall be prepared in conjunction with preparation of drainage as-builts, shall be no more than 90 calendar days prior to a performance release request submittal and shall be submitted with the drainage as builts. Additional testing may be required if warranted by video inspection.~~
~~E. Sanitary sewer infrastructure considered accepted City assets shall be video inspected to verify proper installation and maintenance, with the video recording and any associated inspection report prepared and submitted between 60 and 90 calendar days prior to the end of the one year maintenance period, to be utilized in conjunction with maintenance release inspection. The professional preparing the inspection reports, including but not limited to, video recordings and segment sheets, shall be certified by the NASSCO PACP®. Each segment shall be inspected for verification of proper installation, ovality, lack of deficiencies and absence of foreign materials, such as gravel, construction debris, etc. All deficiencies shall be subject to repair, and if warranted, additional testing and/or video recording may be required. Illegible information contained in the submittal shall be subject to additional video inspection requirements, based on PACP® guidelines.~~
B~~F~~. Any other information necessary to adequately review the request.
…
21.9.2 Additional Submittal Requirements for Independent Inspections
For release requests pursuant to T.C.A. § 7-70-102, an independent inspection may be conducted by a registered professional engineer not involved in the installation or construction phase of the project. The independent inspection shall include the following:
A. A signed and stamped inspection report from the registered professional engineer stating the date of the inspection and that all work required by the performance agreement was installed in accordance with the approved plans and specifications.
B. A complete list of all licensed, professional engineers and engineering firms associated with the approved development plan and site plan applications, as applicable.
C. Proof of prior documentation acceptance in accordance with Section 21.4 Monitoring and Documenting Improvements.
D. Photo documentation of each component of the completed improvement, labeled with the corresponding page of the associated site plan and/or as-builts set.
…
21.**9.3**~~6.2~~ Staff Review
A. The Department of Planning and Sustainability shall confirm whether the application is complete and complies with Section 21.4, Monitoring and Documenting Improvements, as applicable.
B~~A~~. Following a complete submittal, the Department of Planning and Sustainability shall request the appropriate City departments to inspect the public improvements, private improvements, landscape improvements, and off-site improvements (as applicable) to determine compliance with approved plans.
~~Inspection periods shall be posted on the City website.~~
~~B. A fee shall be charged to the applicant for each improvement and each inspection. The fee shall be specified under Appendix A, Comprehensive Fees and Penalties found in the City of Franklin Municipal Code, and shall cover the administrative costs of on site inspections performed by the City.~~

C. Each appropriate City department shall submit a statement to the Department of Planning and Sustainability indicating whether the required improvements have been inspected and satisfactorily completed in accordance with approved plans.
~~D.The reduction recommended or approved by the applicable City department may differ from the requested reduction based on Subsection 21.5.3, Maximum Reductions for Public Improvements or Applicable Private Infrastructure.~~
…
21.9.4 Staff Review Timeframes
For reduction and release requests not including independent inspections:
A. Within 30 business days of the initial submittal, the Department of Planning and Sustainability shall:
1. Deem the application to be incomplete and issue a notice of incompleteness to the applicant;
2. Send the applicant a written report of deficiencies and request any additional information necessary to ensure the improvement is completed; or
3. Determine the application is in compliance with all applicable requirements.
B. If provided a written report of deficiencies, the applicant shall address the comments and submit a revised application on the next available resubmittal date in accordance with the submittal schedule posted on the City website. Failure to do so may result in denial of the application; and
C. No later than 60 business days after receiving the complete submittal, the Department of Planning and Sustainability shall post the final action on the sureties agenda on the City website.

21.9.5 Staff Review Timeframes for Independent Inspections
For release requests with independent inspections pursuant to T.C.A. § 7-70-102, the Department of Planning and Sustainability shall:
A. No later than 20 business days after receiving the written inspection report, provide a written response that provides the reasons for not releasing the performance agreement and specifies the required work that has not been completed in accordance with approved plans; or
B. No later than 120 business days after receiving the written inspection report, approve the release or place it on the next available sureties agenda.
…

~~A. If the applicant's request is within eight years from the date of receipt of a fully executed performance agreement, the Department of Planning and Sustainability shall be the administrative review body and:~~
~~1. Review the request based on the recommendation from the inspecting department;~~
~~2. Make a decision within 60 days whether to approve or disapprove a reduction or release, or forward the request to the FMPC for review with a recommendation; and~~
~~3. Provide public notification of the decision on the City website at least seven days prior to taking action on the request.~~
~~B. If the request is after eight years from the date of receipt of a fully executed performance agreement, the FMPC shall be the review body.~~

21.**9.6**~~6.3~~ Final Action
~~C.~~ When ~~the FMPC or~~ the Department of Planning and Sustainability reviews the request for a release~~,~~ **or** reduction~~, or extension~~ of the performance agreement **in accordance with this Chapter**, the **Department of Planning and Sustainability** ~~applicable review body~~ shall decide to:
A~~1~~. Release the performance agreement**, accept the improvement,** and establish a maintenance **agreement**;

B~~2~~. Reduce the performance agreement and extend the improvements~~. per Subsection 21.4.1, Extension Period~~; **If a reduction is warranted, the reduction recommended or approved by the applicable City department may differ from the requested reduction based on Subsection 21.6.2, Maximum Reductions for Public Improvements or Applicable Private Infrastructure;** or
C~~3~~. **Not release the performance agreement and e**~~E~~xtend the improvements per Subsection 21.**5**~~4~~.1, Extension Period.
…
21.9.7 Appeals
The applicant may appeal the final action for performance agreements with the FMPC. This appeal shall be filed with the Department of Planning and Sustainability within 14 days of the sureties agenda posting and shall be placed on the next available the FMPC agenda.

21.**10**~~7~~ Maintenance Agreement
…
21.**10**~~6~~.3 Procedures
A. ~~Upon the request of the applicant, or automatically a~~ **A**fter a period of one year from the **establishment of a maintenance agreement, the appropriate City department shall automatically inspect the improvement.** ~~release of performance, whichever is greater, the Department of Planning and Sustainability shall consider the release of the maintenance agreement~~.
B. The Department of Planning and Sustainability, upon the recommendation of the appropriate City department, may release or extend ~~a~~ **the** maintenance agreement.
~~C. Extensions of maintenance agreements shall be as determined by the appropriate City departments per Subsection 21.4.1, Extension Period.~~
C. Maintenance agreements may be extended for a minimum of one month to a maximum of 12 months at a time. The end date shall coincide with the applicable agenda date within the designated month. The duration of the extension period shall be based on:
1. The minimum, reasonable timeframe for which the required improvement can be fully completed; and
2. The necessary timeframe for staff to efficiently inspect and confirm that the improvements have been installed in accordance with approved plans and in an acceptable, workmanlike manner.
D. After the initial extension, the applicant may request a reinspection of the improvement prior to the end of the extension date for the release of the maintenance agreement.
~~D. Prior to taking action on a request to release a maintenance agreement, the Department of Planning and Sustainability shall provide public notification of the decision on the City's website at least seven days prior to taking action on the request.~~

21.10.4 Appeals
The applicant may appeal the final action on a maintenance agreement to the FMPC. This appeal shall be filed with the Department of Planning and Sustainability within 14 days of the sureties agenda posting and shall be placed on the next available FMPC agenda.

21.10.5 Calling the Surety
When the Department of Planning and Sustainability finds it in the best interest of the public health, safety, and welfare, a recommendation shall be forwarded to the FMPC to declare the maintenance agreement to be in default and authorize the calling of the agreement and surety, for the repair or replacement of the improvements under the supervision of the City.

~~21.8 Failure to Complete Improvements~~

~~Where a performance agreement and/or maintenance agreement have been entered into and required improvements have not been installed and/or maintained within the terms of the agreement and the timeframe pursuant to Section 21.3, Performance Agreement Period, then:~~
~~A. The Department of Planning and Sustainability may recommend to the FMPC of the need to call the agreement and surety.~~
~~B. Following a recommendation, the FMPC may declare the agreement to be in default and authorize the calling of the agreement and surety and the completion of the improvements under the supervision of City departments.~~
…

SECTION XV. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…
23.2.3 Building Height
A. Building height **for buildings** shall be measured as the number of ~~complete~~ **full** stories **plus any one-half stories** above the finished grade**.** ~~for any building or at-grade or above-grade parking structure plus any one-half stories,~~
B. One-half stories ~~which~~ include the uppermost habitable building level under a sloping roof and usually **have** ~~having~~ dormer windows for light. One-half stories include habitable attics~~,~~ **and** lofts~~, or mezzanines~~.
The uppermost building level is counted as a one-half story when the measurements are within the following parameters:
1. The upper floor area is 60 percent or less than the ground floor square footage. The floor area is measured as any upper level area where there is at least five feet of interior ceiling height (headroom clearance).
2. The exterior knee wall of the upper level is three feet or less. The exterior knee wall is measured from the upper level subfloor to the top plate of the exterior knee wall of the upper level.
3. Any dormers have a total width of 50 percent or less than the width of the roof mass on which the dormers are located. The width of a dormer is measured from one exterior side wall to the other side. Dormers are measured cumulatively to tally the total width.
4. Any dormers are set back a minimum of one foot from the exterior wall of a front or side elevation; and
5. Any upper level windows on gable ends are fully within the triangular area of the upper exterior wall between the sloping sides of the roof.

C. If the uppermost building level does not meet the one-half story parameters as listed in Paragraph 23.2.3.B above, it is a full story.
D. When determining whether the height of a house is one-and-a-half stories or two-stories, use the following criteria to define the one-and-a-half story height maximum:
1. The upper level meets the parameters that define a one-half story as described in Paragraph 23.2.3.B;
2. The total height is 26 feet or less, as measured from finished grade to the roof ridge;
3. The house has only a one-story porch and not a two-story porch.

E~~B~~. Building height does not include ~~uninhabitable attics and~~ spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and below grade parking structures.

F. If the grade slopes downward toward the rear of the building and the building has a walkout lower level facing the rear, the walkout level shall not count toward the overall building height. On the front facade, if any portion of the lower level is above the minimum foundation height of 18 inches, then it shall count as a one-half story. Where a building has frontage on more than one side, regardless of topography, the building height is measured along each frontage.
G~~E~~. Building height does not include **uninhabitable attics,** belfries, chimneys,…

The Zoning Ordinance is hereby amended to remove Figure 23.2.3.A and 23.2.3.B and replace them with the new figures below.

Figure 23.2.3.A Building height with uninhabitable attic

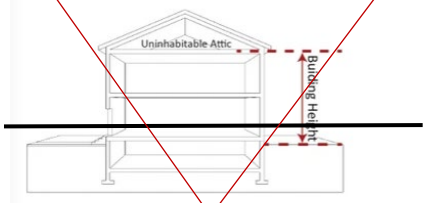
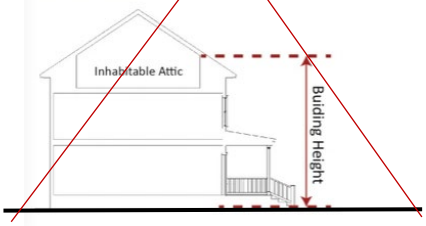
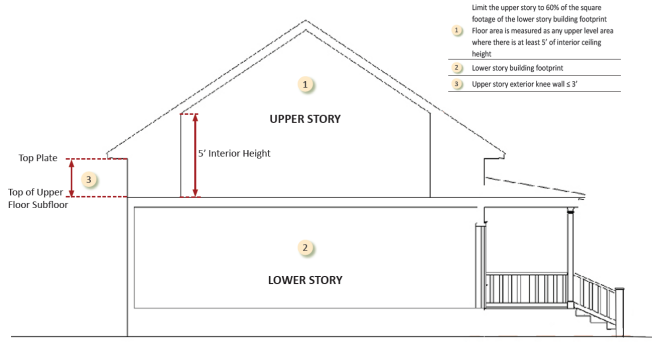
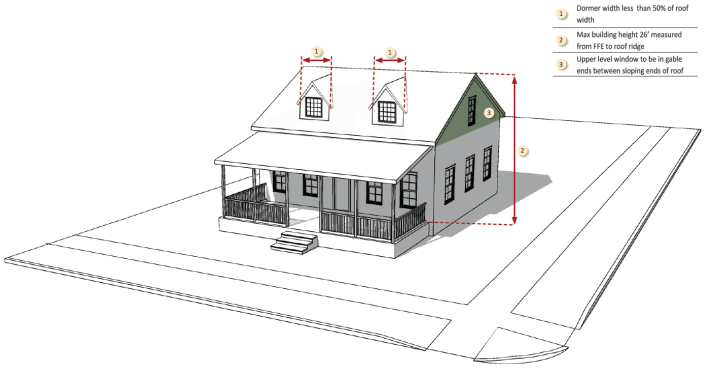


Figure 23.2.3.B Building height with inhabitable attic







…

23.2.4 Building Height for Parking Structures

A. Building height for parking structures shall be measured as the number of full stories above the finished grade. Roof parking does not count toward the number of stories so long as it is screened by a parapet.

B. In the FFO, building height for parking structure levels shall be measured from the BFE. Parking structure levels entirely below the BFE do not count toward building stories.

C. If the grade slopes downward toward the rear of the parking structure and it has a partially below grade level facing the rear, the lower level shall not count toward the overall building height. On the front facade, if any portion of the lower level is above the minimum foundation height of 18 inches, then it shall count as a one-half story. Where a building has frontage on more than one side, regardless of topography, the building height is measured along each frontage.

…

23.4 Defined Terms

…

Drive-In/Drive-Through Facilities

A facility where a type of service is provided by a business that allows customers to purchase products**, make transactions, or conduct business** without leaving their vehicles.

…

Independent Inspection

An inspection completed by a professional engineer who is registered with the State Board of Examiners for Architects and Engineers. This inspection is completed independently by a third party and not by a firm or individual associated with the applicable development application or involved in the installation or construction phase of the project.

…

~~Naturally Occurring Slope~~

~~The changes in grade or elevation on a lot or site that result from natural processes, not land-disturbing activities.~~

…

Vape**/Smoke** Shops

…

SECTION XVI. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

SECTION XVII. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
1200 Columbia Avenue	078K-00200	.6	CC	CI
1214 Columbia Avenue	078K-00300	.72	CC	CI
1224 Columbia Avenue	078K-00400	.86	CC	CI
302 N Margin Street	063N-00200	.55	CC	CI
Mountain Bike Trail, South Star Drive	079-04025	4.67	RC-6	CI
140 1st Avenue N	063N-05900	.08	1st Ave	CI
144 1st Avenue N	063N-06100	.20	1st Ave	CI

Overlay Zoning District Changes		
Location	Acres	Proposed Overlay Zoning District
1200 Columbia Avenue	.6	HPO
1214 Columbia Avenue	.72	HPO
1224 Columbia Avenue	.86	HPO
4331 Long Lane	67.85	HHO
4341 Long Lane	78.21	HHO
4488 Peytonsville Road	99.96	HHO
4501 Peytonsville Road	11.40	SCO
4510 Peytonsville Road	23.19	HHO, SCO
4511 Peytonsville Road	35.0	HHO, SCO
4540 Peytonsville Road	183.61	HHO, SCO
4431 Dyke Bennett Road	56.41	HHO, SCO
4460 Pratt Lane	29.69	HHO
4516 Pratt Lane	9.6	HHO
4536 Pratt Lane	3.1	HHO
4540 Pratt Lane	8.13	HHO
4549 Pratt Lane	5.16	HHO
Map 113 Parcel 01600	116.54	HHO
Map 133 Parcel 01816	5.18	HHO
Map 133 Parcel 01800	13.21	HHO
Map 133 Parcel 01815	12.73	HHO
Map 133 Parcel 01817	5.10	HHO

SECTION XVIII. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XIV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2027, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

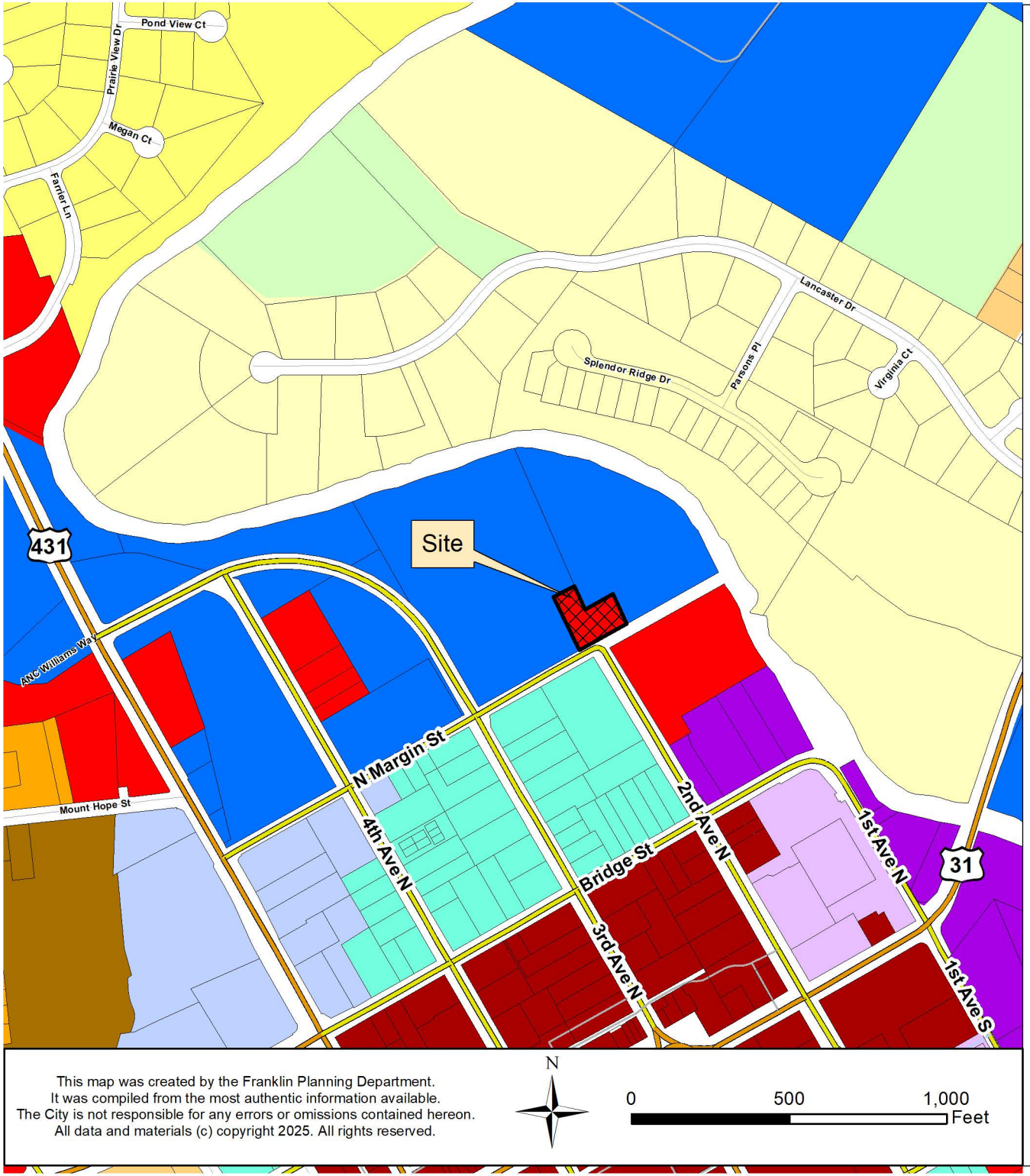
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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N

0 500 1,000 Feet

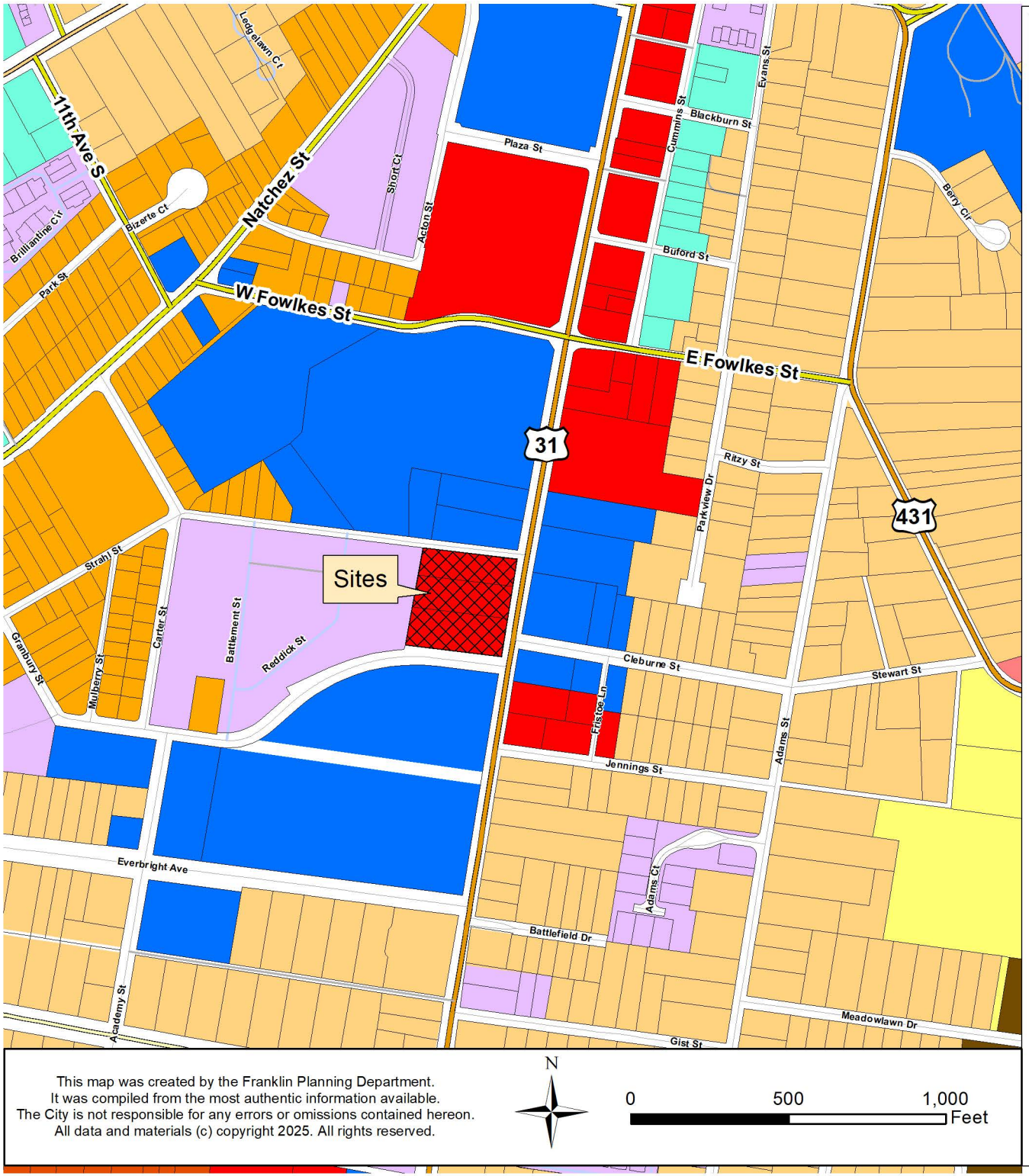
ZONING ORDINANCE ANNUAL UPDATE REZONING
302 N MARGIN ST
ORDINANCE 2026-18

Project Information
Existing Zoning: CC, CFO
Proposed Zoning: CI, CFO
Site Acreage: .55 acres
Owner: City of Franklin
Parcel ID: 063N D 00200 00009063N

Legend

- Subject Parcel
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R4 Residential 4 District
- R6 Residential 6 District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE



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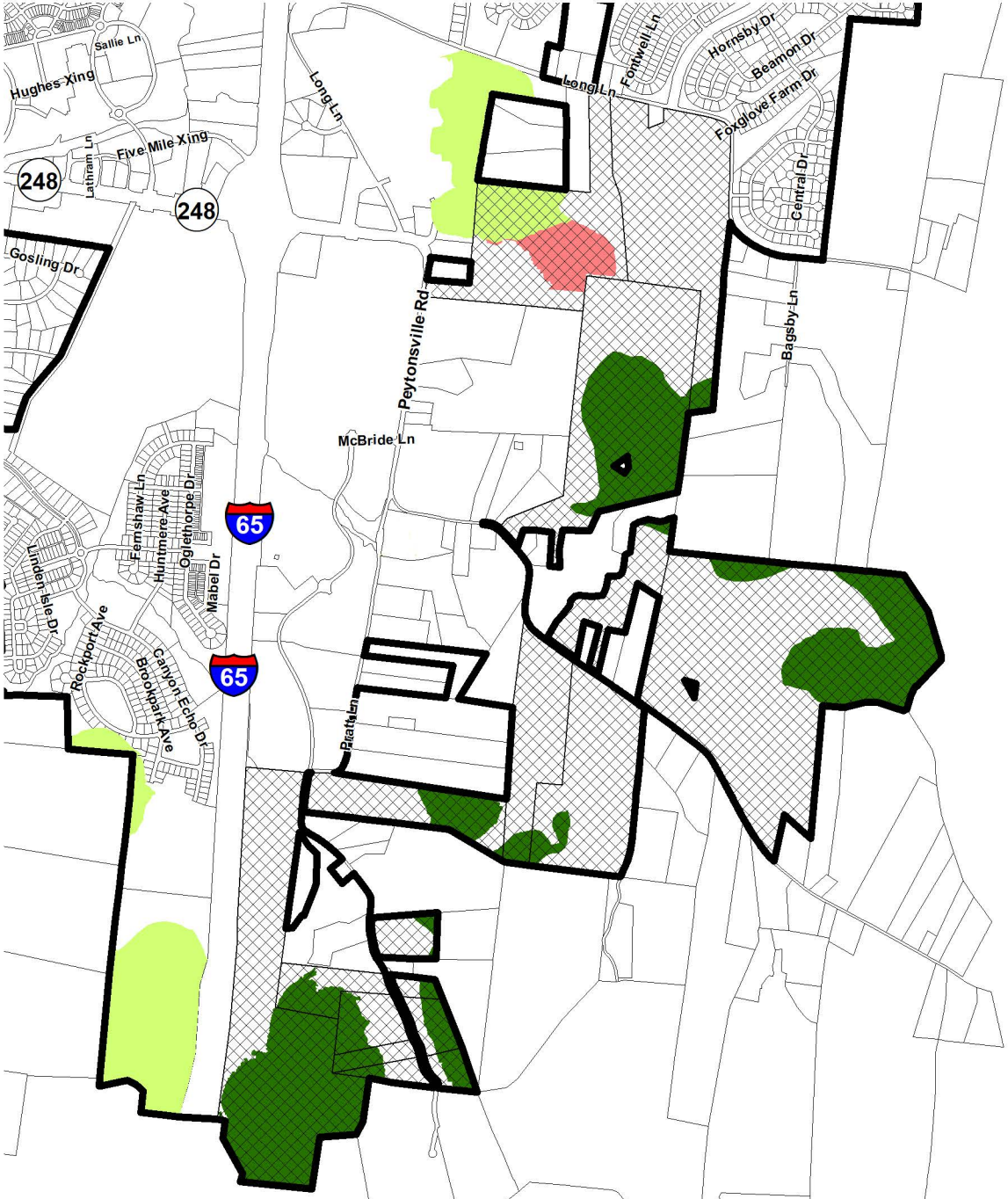
ZONING ORDINANCE ANNUAL UPDATE REZONING
1200, 1214, 1224 COLUMBIA AVE
ORDINANCE 2026-18

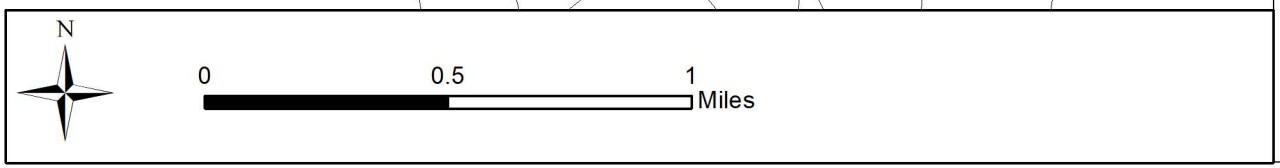
Project Information
Existing Zoning: CC, CAO2
Proposed Zoning: CI, HPO, CAO2
Site Acreage:
1200 Columbia Ave: .60 acres
1214 Columbia Ave: .72 acres
1224 Columbia Ave: .86 acres
Total Acreage: 2.18 acres
Owner: City of Franklin

Legend

- Subject Parcels
- 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
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- LI Light Industrial District
- OR Office Residential

HISTORIC FRANKLIN TENNESSEE





ZONING ORDINANCE ANNUAL UPDATE REZONING
Hillside Hillcrest Overlay Zoning
Ordinance 2026-18

Legend

- Impacted Parcels
- Existing Hillside Hillcrest Overlay Zoning District
- Proposed addition of Hillside Hillcrest Overlay Zoning District
- Proposed Reduction of Existing Hillside Hillcrest Overlay Zoning District
- City Limits

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HISTORIC FRANKLIN TENNESSEE

ZONING ORDINANCE ANNUAL UPDATE REZONING
Scenic Corridor Overlay Zoning
Ordinance 2026-18

Legend

- Proposed 100' Scenic Corridor Overlay
- Proposed 150' Scenic Corridor Overlay
- City Limits

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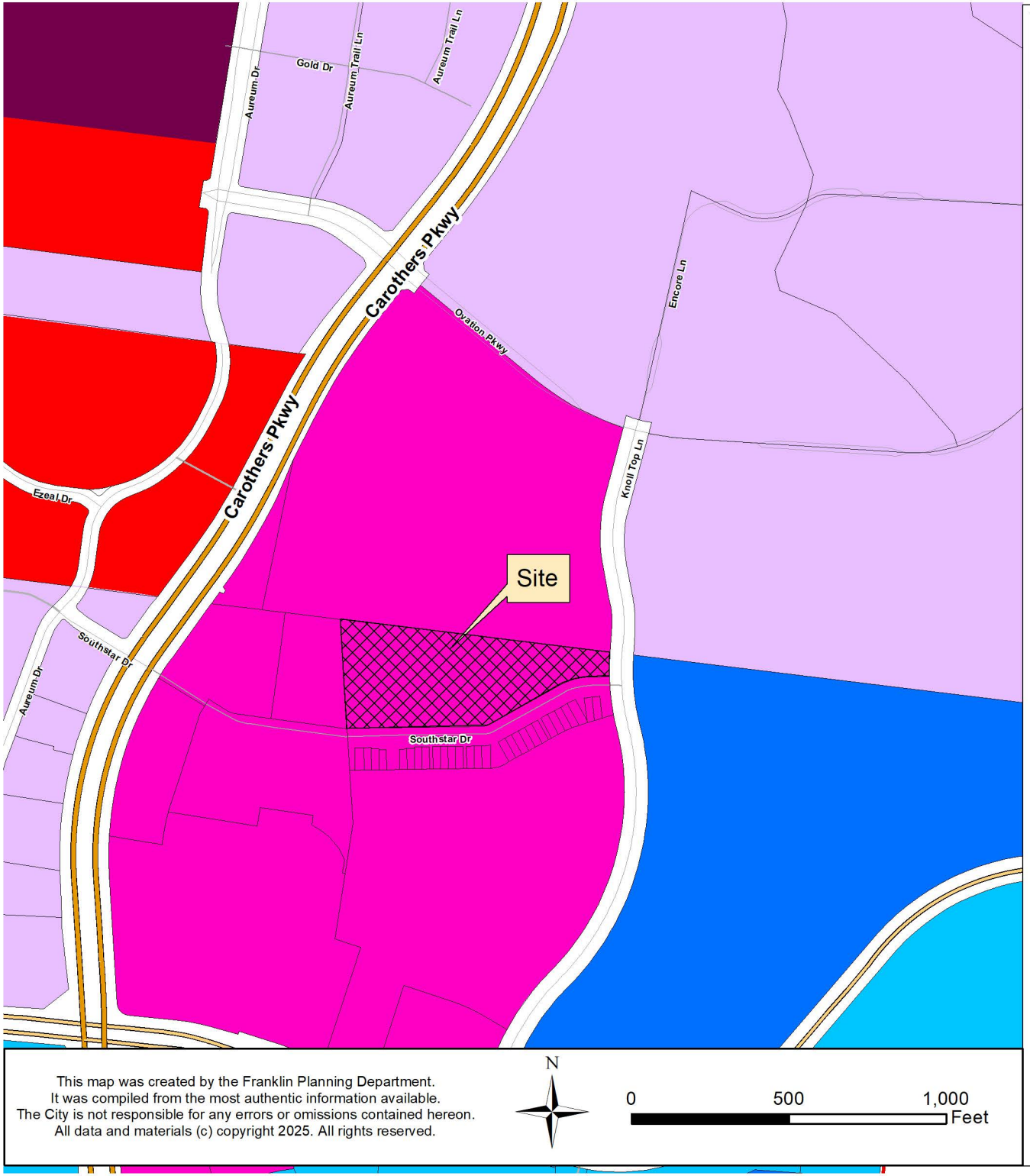
HISTORIC FRANKLIN TENNESSEE



ZONING ORDINANCE ANNUAL UPDATE REZONING
Map 079 Parcel 04025
ORDINANCE 2026-18

Project Information
Existing Zoning: RC6, HHO
Proposed Zoning: CI, HHO
Site Acreage: 4.67 acres
Owner: City of Franklin
Parcel ID: 079 04025 00009079

Legend

- Subject Parcel
- PD Planned District
- CI Civic Institutional District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District

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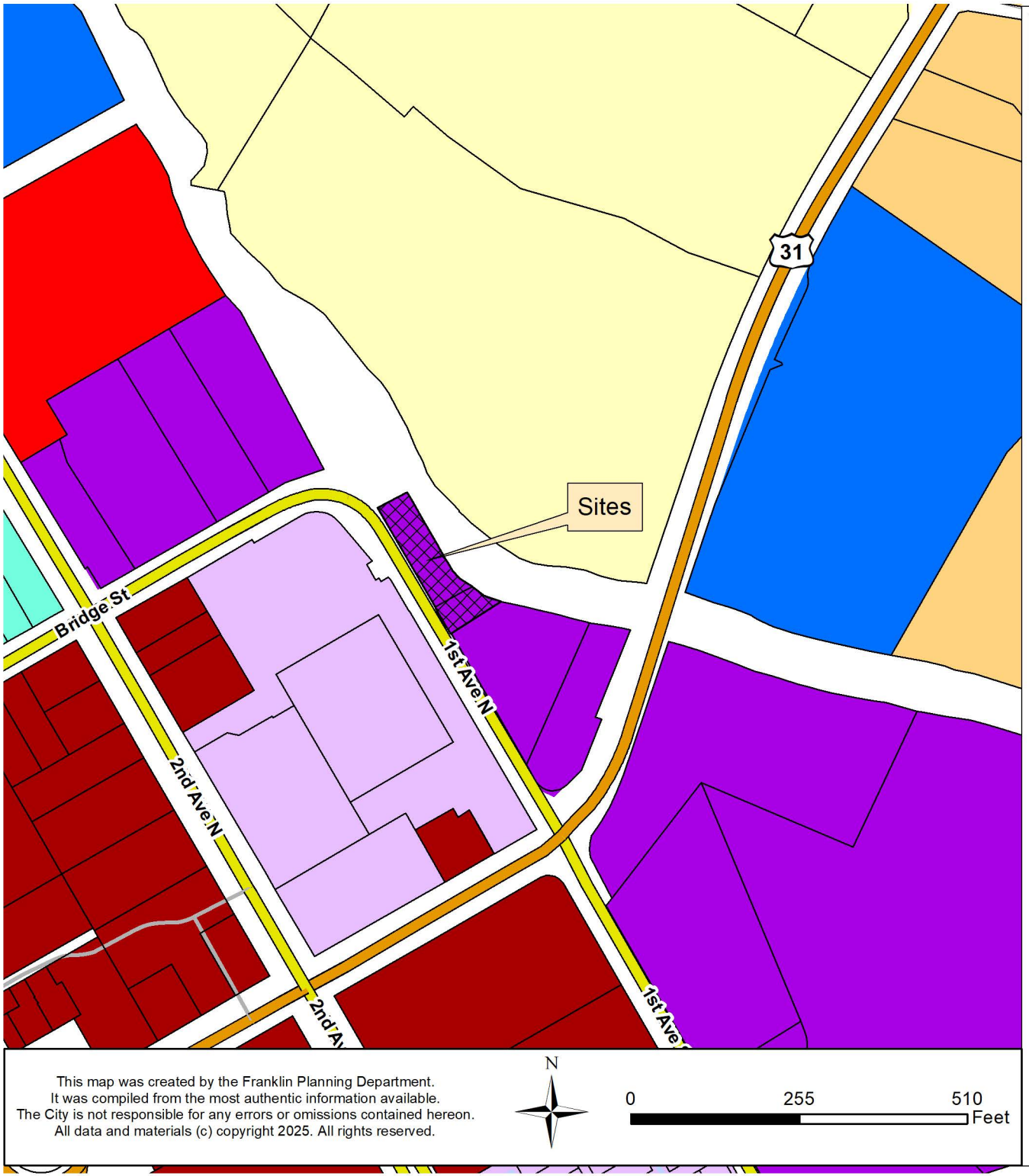
0 500 1,000 Feet

HISTORIC FRANKLIN TENNESSEE



ZONING ORDINANCE ANNUAL UPDATE REZONING
140 AND 144 FIRST AVENUE NORTH
ORDINANCE 2026-18

Project Information
Existing Zoning: 1ST, CFO, HPO, FWO, FFO
Proposed Zoning: CI, CFO, HPO, FWO, FFO
Site Acreage:
140 1st Ave N: .08 acres
144 1st Ave N: .20 acres
Total Acreage: .28 acres
Owner: City of Franklin

Legend

- Subject Parcels
- R1 Residential 1 District
- R4 Residential 4 District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District

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N

0 255 510 Feet

HISTORIC FRANKLIN TENNESSEE

From:	Luke Beauchamp
To:	Planning Intake
Cc:	Luke Beauchamp; Caroline Beauchamp; Emily Wright; Andrew Orr; Eric Conner
Subject:	Resolution 2026-18 HHO Zoning for Jordandale Farm
Date:	Saturday, September 19, 2026 12:46:23 PM
Attachments:	Jordandale Farm - Letter to BOMA and Planning Commission_9.19.2026.pdf City of Franklin HHO Notice-9.2026.pdf Jordandale Farm - South.Carothers.Exentsion_MAP_10.08.2024.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Planning Commission,

This email requests a delay to the HHO designation for our family's farm, which is included in Resolution 2026-18. We do not wish to amend Envision Franklin; we only wish to defer the HHO zoning to continue our farm's agricultural use. This is a request to be added to the public comment.

My name is Luke Beauchamp, and my family owns 120 acres we call Jordandale Farm, named after my Grandfather, Walter Jordan, who purchased the land 84 years ago in 1942. This land has been continuously used for agriculture since then. However, we received a letter (attached) from the City of Franklin regarding a new Hillside Hillcrest Overlay Zoning district that would affect our farm.

My wife, Caroline, and I recently met with Emily Wright, Andrew Orr and Eric Conner in the Planning and Sustainability Department (they are included in this email). Emily advised that I write you a letter to state our case.

I have attached: 1) our letter explaining our situation, 2) the City of Franklin notice we received this month, and 3) the potential extension of South Carothers Boulevard currently planned to cross our property.

Thank you for your time and assistance.
Sincerely,
Luke

Luke Beauchamp
mobile (615)403-9076

Jordandale Farm
4500 Peytonsville Road | 4488 Peytonsville Rd | Franklin, TN 37064

September 19, 2026

City of Franklin Planning Commission
Board of Mayor and Aldermen
City of Franklin, Tennessee

Re: Resolution 2026-18 – Proposed Hillside/Hillcrest Overlay Zoning
4500 Peytonsville Road and 4488 Peytonsville Road – Jordandale Farm

Dear Members of the Planning Commission and Board of Mayor and Aldermen:

Our family owns **4500 Peytonsville Road, 4506 Peytonsville Rd and 4488 Peytonsville Road**. These three properties are connected to one another (they are part of our family's original 150 acre farm), and 4500 and 4488 continue to function as one family farm, one block of land, which we call Jordandale Farm. Over the years, our farm has been used for farming dairy cows, beef cattle, tobacco, alfalfa and hay. Resolution 2026-18 is considering adding a Hillside/Hillcrest Overlay designation/zoning to portions of our agricultural property, which has been farmed by our family for the past 84 years.

We understand and respect the City's objective of protecting Franklin's hillsides, hillcrests, viewsheds, and natural character. We are not opposed to those objectives. We are asking the City to defer zoning of the HHO designation to Jordandale Farm as the regulations would interfere with the existing and longstanding agricultural use of the property, such as the inability to clear overgrown fencerows, clear an overgrown farm road to access the property, etc.,

Jordandale Farm has a long history in our family and in the agricultural history of the Peytonsville (Goose-Creek) area of Williamson County. My grandfather, Walter Jordan, purchased the property in 1942, and the land has been farmed continuously by our family and/or its tenants since that time. After my grandfather died in 1987, my uncle, Tom Jordan, inherited approximately 99 acres of the farm, (4488 Peytonsville). Tom became paralyzed as a Franklin High School student in 1966 from a farm accident and was bound to a wheelchair for the rest of his life. He lived with my parents at 4500 Peytonsville Road and relied upon others to maintain the fields and fence lines of 4488 Peytonsville Road. The two properties continued to operate together as one family farm during this time.

From 1987 onward, the farm's fencerows and wooded areas slowly became overgrown, and in areas where hay was not bailed, brush overtook portions of the pasture that boarder the woods, and some of the farm roads became difficult to travel due to overgrown trees and tree-limbs. The presence of the more recent vegetation should not be mistaken for the historic use of the land. In fact, a portion of the area now proposed for HHO designation was pastureland within relatively recent years and is neither hillside nor hillcrest.

My mother, Louise Jordan Beauchamp, inherited 4488 from her brother, Tom, when he passed away in December, 2021. I began helping to operate the farm in October, 2025, which is when we began assessing the fence lines, pastures and other areas that have become overgrown. In addition, the ice storm of 2026 felled several trees and inhibited this progress. And sadly, my mother, Louise Jordan Beauchamp, passed away March 05, 2026, after a 7-month battle with oral cancer. As of now, September, 2026, the date of receiving your HHO letter, our plans are still to maintain the farm, yet the HHO zoning would prevent us from working on the farm as needed.

Our objective is not to develop the land. Our goal is to farm the land. That requires doing very ordinary farm work such as removing trees and brush that have grown through old fence rows, restoring some pastureland, controlling unwanted vegetation, maintaining drainage, repairing existing farm roads and clearing the growth of brush from the edges of the forest. These activities are being undertaken to continue the historic agricultural use of Jordandale Farm, not for any developmental purpose. We have no plans to sell Jordandale Farm, even though we realize many of our neighbors have sold their land to developers. We are NOT asking for 4500 or 4488 Peytonsville Road to have a changed purpose. On the contrary, we are wanting to maintain the farm within its current agricultural purpose.

There are three reasons we are asking the City to delay a zoning change by removing Jordandale Farm from the proposed HHO designation.

1) we need the ability to continue operating our family farm and a Hillside/Hillcrest Overlay Designation interferes with the agricultural use of the property.

The permitted uses within the HHO (passive parks/natural areas and telecommunications facilities) are not consistent with the agricultural use and would prohibit certain ordinary agricultural restoration and maintenance in which my family has engaged on the farm since 1942. This land is an existing family farm, not an undeveloped tract awaiting development from a developer.

2) We are not wanting or asking to make an amendment to Envision Franklin.

3) The future Carothers Parkway/South Carothers roadway will change the land. Connect Franklin identifies the Carothers Parkway South Extension from the Long Lane area toward Peytonsville Road through the area which is designated for HHO restrictions (see attached map). It seems prudent to wait and see what changes will be brought to the land by this road.

Our family has worked with the City of Franklin's Engineering Department concerning alignment of the future South Carother's roadway that is planned to cross Jordandale Farm. The eventual roadway will obviously change the land, affecting slopes, grading, drainage, access, fences, fields, and the configuration and usability of the agricultural property. Yet keeping the future roadway on the boarder of the farm, as it is designed today, is a workable compromise with our family and we thank the City's engineering department for their advice and expertise.

We believe it makes more sense to wait until the final roadway alignment and associated improvements are implemented to designate this portion of our farm as HHO.

In sum, we are not asking the City to give us a special exemption from responsible planning. We would welcome the opportunity to work with the Planning Department, Engineering Department, Planning Commission, and Board of Mayor and Aldermen to develop an approach that:

1. Protects Franklin's hillsides, hilltops, natural character, and scenic resources;
2. Recognizes Jordandale Farm as an existing agricultural property;
3. Allows ordinary agricultural maintenance and restoration to continue;
4. Allows us to restore fields, fence lines, farm roads, and pastures consistent with the historical agricultural use;
5. Takes the future Carothers Parkway/South Carothers roadway into consideration; and
6. Delays the HHO designation until a future zoning change is requested or the roadway alignment and construction are established.

Thank you for your consideration and for your service to the City of Franklin. Jordandale Farm is much more than a piece of property to our family. It represents more than 80 years of our family's history and farming in this community. We appreciate the City's efforts to preserve the character and beauty of Franklin, and we hope that we can work together to protect those qualities while allowing Jordandale Farm to remain a working family farm.

Sincerely,

Luke Beauchamp and Wallace Beauchamp
Owners, Jordandale Farm, Mobile (615)403-9076
4500 Peytonsville Road (county), 4506 Peytonsville Road (county)
4488 Peytonsville Road (City of Franklin)
Franklin, Tennessee

Attachments:

- City of Franklin map showing proposed Hillside/Hillcrest Overlay areas
- Jordandale Farm / proposed roadway map for South Carothers Parkway and Goose-Creek Extension

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Dear Property Owner,

The City of Franklin is in the process of its annual update of the Zoning Ordinance and Zoning Map. A rezoning is proposed for the properties recently annexed into the City of Franklin, as shown on the back of this page to establish the Hillside Hillcrest Overlay Zoning District on areas with the Envision Franklin Conservation Design Concept.

You are receiving this notice because you own property within 500 feet of the subject property, but no changes are proposed to your property. The City requires that mailed notices are sent to property owners within 500 feet of any property proposed for rezoning.

The Franklin Municipal Planning Commission (FMPC) will meet on September 24, 2026, at 7:00 PM in the Williamson County Administrative Complex at 1320 W Main St. and will consider this mapping change as part of the overall annual update to the Zoning Ordinance and Zoning Map. A public hearing will be held. After the FMPC makes a recommendation vote, this item will then be considered by the Board of Mayor and Aldermen (BOMA) at a Work Session and then three readings, with a public hearing during the second reading, and a final voting decision during the third reading which is anticipated prior to the end of the year.

Please contact Eric.Conner@franklintn.gov or call 615-550-6977 if you have any specific questions.

Sincerely,

Eric Conner

ZONING ORDINANCE ANNUAL UPDATE REZONING
Hillside Hillcrest Overlay Zoning
Resolution 2026-18

Legend

- Impacted Parcels
- Existing Hillside Hillcrest Overlay Zoning District
- Proposed addition of Hillside Hillcrest Overlay Zoning District
- Proposed Reduction of Existing Hillside Hillcrest Overlay Zoning District
- City Limits

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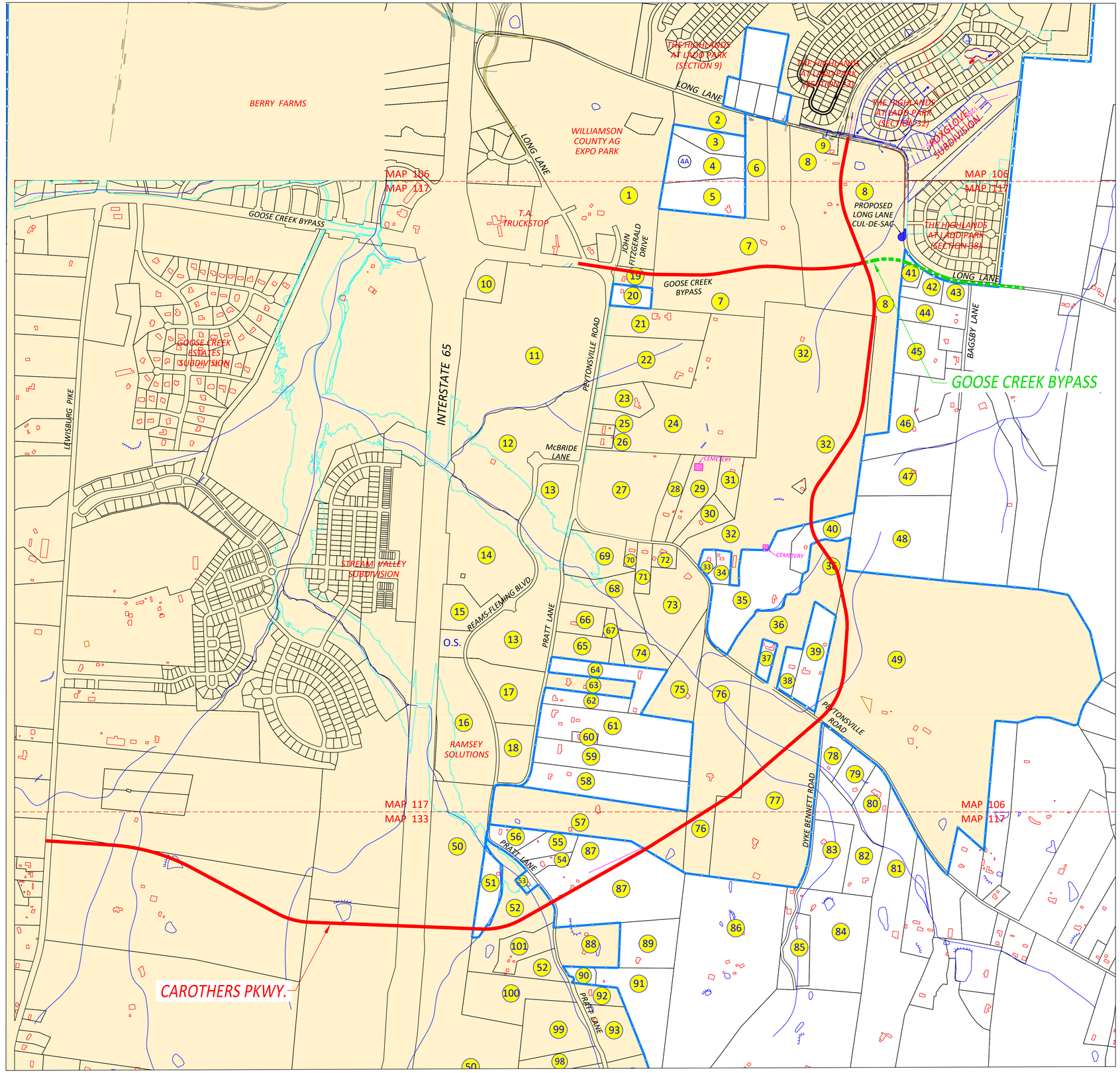
HISTORIC
FRANKLIN
TENNESSEE

24" x 36"



600 300 0 300 600

SCALE: 1"=600'

ALTERNATE G

CAROTHERS PKWY LENGTH = 18,828'
ADJACENT PROPERTIES = 15
HOUSES IMPACTED = 2

LEGEND

- ARTERIAL ROADWAY
- MAJOR COLLECTOR ROADWAY
- MINOR COLLECTOR ROADWAY
- FRANKLIN CITY LIMITS
- CITY OF FRANKLIN
- PROPERTY I.D. # (SEE CHART BELOW) — 43
- APPROXIMATE EXISTING HOUSE LOCATION

PROPERTY DATA CHART

ID #	Map	Parcel	Owner	Address	Inside COF (Y/N)
1	117	27	WILLIAMSON COUNTY	4215 LONG LANE	Y
2	106	179.04	REFUGE CENTER FOR COUNSELING, INC.	LONG LANE	Y
3	106	179.08	WILLIAM C. AND BRIANNA SHANK	4321 LONG LANE	N
4	106	179.06	DWAIN M. & RITA M. ALLISON	LONG LANE	N
4A	106	179.06-01	DWAIN M. & RITA M. ALLISON (TOWER)	4327 LONG LANE	N
5	117	32.02	DAN OSWALD & BOBBI JO OSWALD	4323 LONG LANE	N
6	106	179.03	BAKER FAMILY HOLDING, LLC	4325 LONG LANE	Y
7	117	32.01	CHAPTER 2 INVESTMENTS, LLC	4331 LONG LANE	Y
8	106	179	LONG LANE OFFICE PARTNERS, LLC	4341 LONG LANE	Y
9	106	179.01	RANDALL RAY BASKIN III	4339 LONG LANE	Y
10	117	25	BOYLE NASHVILLE, LLC	GOOSE CREEK BYPASS	Y
11	117	30	REAMS-FLEMING PARTNERSHIP	4425 PEYTONSVILLE ROAD	Y
12	117	30.01	REAMS-FLEMING PARTNERSHIP	McBRIDE LANE	Y
13	117	30.03	MATT 5:14-16, LLC	PEYTONSVILLE ROAD	Y
14	117	30.04	REAMS-FLEMING PARTNERSHIP	REAMS-FLEMING BLVD.	Y
15	117	30.06	RFA BUILDING, LLC	REAMS-FLEMING BLVD.	Y
16	117	30.02	IND. DEV. BOARD OF WILLIAMSON COUNTY	REAMS-FLEMING BLVD.	Y
17	117	30.01	MATT 5:14-16, LLC	PRATT LANE	Y
18	117	30.07	MATT 5:14-16, LLC	PRATT LANE	Y
19	117	28	CITY OF FRANKLIN	4416 PEYTONSVILLE ROAD	N
20	117	29	LUCILLE H. WOODSIDE	4420 PEYTONSVILLE ROAD	N
21	117	31.04	CHAPTER 2 INV, LLC	4424 PEYTONSVILLE ROAD	Y
22	117	31.03	CHAPTER 2 INV, LLC	4428 PEYTONSVILLE ROAD	Y
23	117	31	RUDOLPH KLANSECK, ETAL	4430 PEYTONSVILLE ROAD	Y
24	117	32	CHAPTER 2 INV, LLC	4440 PEYTONSVILLE ROAD	Y
25	117	31.01	STACEY STEPHENS	4436 PEYTONSVILLE ROAD	Y
26	117	31.02	MATTHEW R. HAM, ETAL	4438 PEYTONSVILLE ROAD	Y
27	117	33	CHAPTER 2 INV, LLC	4444 PEYTONSVILLE ROAD	Y
28	117	33.01	FRANKLIN LAND VENTURES, LLC	4474 PEYTONSVILLE ROAD	Y
29	117	33.02	HEATH ADAMS AND JENNIFER ADAMS	4478 PEYTONSVILLE ROAD	Y
30	117	33.03	KENNETH E. & A. FAYE GROVES	4482 PEYTONSVILLE ROAD	Y
31	117	33.05	KENNETH TYRE GROVES	4484 PEYTONSVILLE ROAD	Y
32	117	34	LOUISE JORDAN BEACHAMP	4500 PEYTONSVILLE ROAD	Y
33	117	34.05	GREGG W. & ANN T. DVORAK	4492 PEYTONSVILLE ROAD	N
34	117	41	KENNETH M. & BARBARA PARKINSON	4496 PEYTONSVILLE ROAD	N
35	117	40	WALLACE E. & LOUISE J. BEACHAMP	4500 PEYTONSVILLE ROAD	N
36	117	34.01	VAMSI POLAVARAPU & ABHISHEK YERRA	PEYTONSVILLE ROAD	N
37	117	34.02	GREGORY B. & KATHY L. OWEN	4514 PEYTONSVILLE ROAD	N
38	117	34.04	REBECCA M. ARNDT	4520 PEYTONSVILLE ROAD	N
39	117	39	BURKE FAMILY TRUST	4524 PEYTONSVILLE ROAD	N
40	117	40.01	MODERN AND CLASSIC PROPERTIES, LLC	4506 PEYTONSVILLE ROAD	N
41	117	35.04	BERKELEY McINTYRE	4401 LONG LANE	N
42	117	35.02	DOUGLAS PALOWITCH & MELISSA KERN	4405 LONG LANE	N
43	117	35.11	HOWARD W. & JUDITH R. CLAYTON	4401 BAGSBY LANE	N
44	117	35.03	WILLIAM D. SHANE	4403 BAGSBY LANE	N
45	117	35.06	WILLIAM C. & KAREN S. PFAENDER	4409 BAGSBY LANE	N
46	117	35	CHARLES R. JACKSON & LIZZIE MAE JACKSON	4419 BAGSBY LANE	N
47	117	35.09	JOHN B. HARRUB & MELINDA M. HARRUB	4020 PROVIDENCE TRAIL	N
48	117	35.10	G & A HOLDINGS, LLC	BAGSBY LANE	N
49	117	38	JAMES H. BEASLEY, JR. & THOMAS L. BEASLEY	4540 PEYTONSVILLE ROAD	Y
50	133	16	PRATT LANE OFFICE PARTNERS, LLC	PEYTONSVILLE ROAD	Y
51	133	17	JERRY DOUGLAS TOMLIN	4475 PRATT LANE	N
52	133	18.13	MADCO, LLC	PRATT LANE	Y
53	133	18.08	DREAM BIG INV, LLC	4485 PRATT LANE	N
54	133	18.05	LARRY A. ROBINSON	4486 PRATT LANE	N
55	133	18.06	EDWARD M. & SUSAN B. PEMBERTON	4482 PRATT LANE	N
56	133	18.04	DANA & DEBORAH POOLE FAMILY TRUST	4478 PRATT LANE	N
57	117	45.02	REEDY FAMILY TRUST	4460 PRATT LANE	Y
58	117	45.04	TIMOTHY T. & CAROLE D. WILLIAMS	4456 PRATT LANE	N
59	117	45	DEAN J. & DOROTHY M. MARTIN	4450 PRATT LANE	N
60	117	42.07	LYDIA BLALOCK & JOHN T. BLAYLOCK	4446 PRATT LANE	N
61	117	42.02	GRADY ELTON DYAL & FREED HARDEMAN UNIV.	4442 PRATT LANE	N
62	117	42.06	GARI D. REDDY, RAMREDDY ETAL	4436 PRATT LANE	N
63	117	42.05	BABUJI, LLC	4432 PRATT LANE	N
64	117	42.04	GARY L. & JOHNNIE SUE PIERCE, TR	4428 PRATT LANE	N
65	117	42.08	TRP FARMS, LLC	4424 PRATT LANE	Y
66	117	43	TRP FARMS, LLC	4422 PRATT LANE	Y
67	117	42.15	TRP FARMS, LLC	PEYTONSVILLE ROAD	Y
68	117	42.14	MARY KATE CRUTCHER	PEYTONSVILLE ROAD	Y
69	117	42.09	MARY KATE & MARION BOYD CRUTHER	PEYTONSVILLE ROAD	Y
70	117	42.03	MARY KATE PRATT	4465 PEYTONSVILLE ROAD	Y
71	117	42.01	HELON P. & WILLIAM A. BRAKEBILL	4471 PEYTONSVILLE ROAD	Y
72	117	42	TODD BRAKEBILL	4475 PEYTONSVILLE ROAD	Y
73	117	42.12	HELON P. & WILLIAM A. BRAKEBILL	PEYTONSVILLE ROAD	Y
74	117	42.13	TRP FARMS, LLC	PRATT LANE	Y
75	117	44	JERRY SAMUEL LEE, JR.	4501 PEYTONSVILLE ROAD	Y
76	117	45.03	DAVID E. & MONA F. BROWN	4511 PEYTONSVILLE ROAD	Y
77	117	45.01	JON YARBROUGH & KATHY YARBROUGH	4431 DYKE BENNETT ROAD	Y
78	117	47	JOAN R. NEWSOM	4408 DYKE BENNETT ROAD	N
79	117	47.01	FRIEDRICH & BRIDGET HAIMBERGER	4535 PEYTONSVILLE ROAD	N
80	117	48	ANNE B. MARSHALL & PENNY P. BIRD	4541 PEYTONSVILLE ROAD	N
81	133	27.07	MICHAEL C. CRABTREE	4545 PEYTONSVILLE ROAD	N
82	117	46	JAY BARRY HEISEY & CATHY J. HEISEY	4430 DYKE BENNETT ROAD	N
83	133	27.03	JAMES SIMMONS & NANCY SIMMONS	4450 DYKE BENNETT ROAD	N
84	133	21	SARAH E. & LEWIS A. BENNETT	4455 DYKE BENNETT ROAD	N
85	133	21.01	SARAH E. BENNETT	4470 DYKE BENNETT ROAD	N
86	133	19	THOMAS E. BENNETT, LE	4481 DYKE BENNETT ROAD	N
87	133	18.01	LINCOLN TN COMMUNITY PROPERTY TRUST	4498 PRATT LANE	N
88	133	18.03	VVK FISHPOND, LLC	4516 PRATT LANE	Y
89	133	18.10	JERRY & NANCY PUETZ, LIV TRUST	4518 PRATT LANE	N
90	133	18.07	GREGORY L. & MERRY E. SMITH	4520 PRATT LANE	N
91	133	18.12	DIANA ROSE ROBERTS	4528 PRATT LANE	N
92	133	18.09	GARY D. SMARTT, ETAL	4536 PRATT LANE	Y
93	133	18.14	DOROTHY A. CRAFTON & PEGGY D. SMARTT	4540 PRATT LANE	Y
94	133	18.16	BETTY JO CRAFTON TURNAGE	PRATT LANE	Y
95	133	29.02	JEREMY D. & DENISE L. ROBERSON	4560 PRATT LANE	N
96	133	29	PATRICIA ANN ROBERSON	4556 PRATT LANE	N
97	133	18.11	WILLIAM C. & BETSY K. TURNAGE	4549 PRATT LANE	Y
98	133	18.17	BETTY JO CRAFTON TURNAGE	PRATT LANE	Y
99	133	18.15	MARGARET ANN CRAFTON McCORD	PRATT LANE	Y
100	133	18	MARY L. EDWARDS CRAFTON	PRATT LANE	Y
101	133	18.02	DOROTHY RUTH WALES, LIV TRUST	4517 PRATT LANE	Y

ALIGNMENT G
(REVISED 10-8-24)

SULLIVAN ENGINEERING INC.
BRENTWOOD, TENNESSEE

ALIGNMENT STUDY
(FOR REFERENCE ONLY - SEP. 2024)

GOOSE CREEK BYPASS
MAJOR THOROUGHFARE PLAN UPDATE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SEPTEMBER, 2024

CHECKED BY:
DRAWN BY:
SEI PROJECT NO.:
ORIGINAL ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	9/5/24	ADDED THIS PLAN

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ALTERNATE G

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City of Franklin

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

File #: 26-01065

DATE: 9/24/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Ordinance 2026-22, An Ordinance To Amend The Franklin Zoning Text Regarding Materials. The Proposed Ordinance Requires Certain Materials To Be Restricted In The Construction Of Buildings.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a Zoning Ordinance text amendment regarding materials of Commercial/Mixed-Use Buildings when the sole use is commercial recreation.

BACKGROUND/STAFF COMMENTS:

The Franklin Zoning Ordinance regulates uses and sets community development standards for development, including materials. The City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin. Staff has evaluated the Commercial/Mixed-Use building type standards as they relate to a building intended for commercial recreation as a stand-alone use, such as gyms, sports centers, or laser tag arenas. The proposed amendment includes allowing for more flexibility in glazing on the facades and allowing for an increase in architectural metals for non-front facades.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommend approval of Ordinance 2026-22.

ORDINANCE 2026-22

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT REGARDING MATERIALS. THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, Tennessee Code Annotated, Section 68-120-101(b)(7) requires a local government to adopt a regulation or code pertaining to construction materials by ordinance and they must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: "THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS."

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…
6.9 Commercial/Mixed-Use Building
…
Glazing on Retail Storefronts
50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground
20 to 65 percent of upper floors

Glazing for Commercial Recreation as the Sole Principal Use
20 to 65 percent on each facade

Glazing on All Other Facades ~~Front Facades Other Than Retail Storefronts~~
20 to 65 percent on each floor
…
Accent Materials (Up to 25 Percent of Net Facade)
Architectural metals, authentic stucco, scored precast concrete, or any primary material not used as a primary material on the building
Commercial Recreation as the sole principal use may have up to 40 percent architectural metal on non-front facades.
…

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 on January 1, 2027, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____