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

City of Franklin

Meeting Agenda

Work Session

Tuesday, May 11, 2021 | **5:00 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Special Event Permit For The Hot Air Balloon Glow Event At The Park At Harlinsdale Farm To Be Held On June 12, 2021.

   Sponsors: Milissa Reierson, Monique McCullough

2. *Consideration Of Special Event Permit For Juneteenth Celebration In Downtown Franklin To Be Held On June 19, 2021.

   Sponsors: Milissa Reierson, Monique McCullough

3. Consideration Of Resolution 2021-70, A Resolution Adopting A Plan Of Services For The Annexation Of Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, By The City Of Franklin, Tennessee. Establishing A Public Hearing For June 8, 2021.
   FMPC 4/22/21, 9-0

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

4. *Consideration Of Resolution 2021-71, A Resolution To Annex Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, Consisting Of 244.08 Acres, Located West Of Lewisburg Pike And South Of Goose Creek Bypass And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing For June 8, 2021.
   FMPC 4/22/21, 9-0

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

5. *Consideration Of Ordinance 2021-08, An Ordinance To Zone 244.08 Acres To Planned (PD 2.09) District, Scenic Corridor Overlay (SCO) District, Hillside Hillcrest Overlay (HHO) District, For Property Located West Of Lewisburg Pike And South Of Goose Creek Bypass, (Southvale PUD Subdivision). Establishing A Public Hearing For June 8, 2021.
   FMPC 4/22/21, 9-0

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

6. Consideration Of Resolution 2021-72, A Resolution Approving A Development Plan For Southvale PUD Subdivision, For Eight Properties Located West Of Lewisburg Pike And South Of Goose Creek Bypass.

Establishing A Public Hearing For June 8, 2021.
FMPC 4/22/21, 9-0

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

7. Consideration Of Resolution 2021-82, A Resolution To Consider Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of Property Located West Of Lewisburg Pike And North Of Henpeck Lane. Establishing A Public Hearing For June 8, 2021.

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

8. Consideration of Ordinance 2021-09, An Ordinance To Rezone 28.91 Acres From Agricultural (AG) District To Neighborhood Commercial (NC) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive. Establishing A Public Hearing For June 22, 2021.
   FMPC 4/22/21, 8-1

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

9. Discussion Of County Wide Growth Plan Update.

   Sponsors: Mayor Ken Moore

10. Consideration Of Resolution 2021-88, A Resolution Declaring That The City Will Adopt The Second Year Annual Action Plan For Community Development Block Grant Funding For The City Of Franklin, Tennessee.

    Sponsors: Tom Marsh, Kathleen Sauseda

11. Consideration Of Resolution 2021-92, A Resolution To Rescind Resolution Establishing Liberty Hills Pond As A Regional Stormwater Detention Facility.

    Sponsors: Paul Holzen

12. Consideration Of COF Contract No. 2020-0045 License Agreement Between Chestnut Bend Homeowner's Association, Friends Of Franklin Parks, Williamson County And City Of Franklin.

    Sponsors: Lisa Clayton, Shauna Billingsley

13. Discussion About The Merits Of Restricting Street Vendors, Performers, The Sale Or Distribution Of Newspapers, Magazines, Periodicals, Handbills, Flyers, And Similar Activity Within Fifty (50) Feet Of An Approved Outdoor Café.
    WS 4/27/21

    Sponsors: Vernon Gerth

OTHER BUSINESS

ADJOURN

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01970

DATE: April 15, 2021

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Special Event Permit For The Hot Air Balloon Glow Event At The Park At Harlinsdale Farm To Be Held On June 12, 2021.

PURPOSE:

The purpose of this memorandum is to outline recommendations for Hot Air Balloon Glow Event at Harlinsdale Farm on June 12, 2021.

BACKGROUND/STAFF COMMENTS:

Market and Broad has requested a special event permit for the Park at Harlinsdale Farm for June 12, 2021. The event was held previously at Westhaven for three years. This year's event would include a balloon glow, food trucks, music, craft vendors, and a kids zone.

The event is scheduled to be open to the public from 5:30 p.m. – 9:30 p.m. Set-up begins on June 11th; tear-down will be conducted on June 13th.

FINANCIAL IMPACT:

The applicant covers the cost of staff, facility usage, and any damage that occurs during the event (including set-up and tear-down).

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Hot air balloons will be brought in and out of The Park at Harlinsdale Farm on a vehicle
- Hot air balloons will not be flown in or out of the park
- Hot air balloons will remain on the ground throughout the entire event
- No attendees, volunteers, event staff, etc. will be allowed near or on the balloons
- Only the owners of the balloons will operate the balloons

- Applicant will work with the Fire Marshall's Office for requirements for food trucks and tents
- The buildings at Harlinsdale are not approved for occupancy by the public.
- Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
- After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Staff will continue to work with organizers for specific requirements, including suggested safety guidelines and protocols as it relates to Covid-19. Some guidelines suggested are included below.

- Event organizer will follow all CDC and Tennessee Pledge guidelines and any or all executive orders in place at the time of the event as they relate to large gatherings.
- Every effort will be made to give as much notice as possible, however, event organizers should be prepared to cancel or postpone large events and gatherings if required.
- The City Administrator or his designee may cancel or modify an event up to 24-hours prior to the opening of the event.
- Event organizers should continually assess current conditions regarding the spread of COVID-19 and engage with local public health officials when deciding whether to postpone, cancel, or reduce the number of attendees (if possible) for gatherings.
- Event organizer will have masks and hand sanitizer available for event staff and volunteers.
- If a mask mandate is in place, event staff and volunteers must wear masks. If a mask mandate is not in place, the event organizer will strongly encourage masks among event staff and volunteers.
- Provide hand washing stations and/or hand sanitizer and disinfectant wipes for attendees and participants.
- Maintain hygiene supplies and regularly sanitize porta-potties (wearing appropriate PPE) throughout event.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Franklin Hot Air Balloon Festival
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Use of Harlinsdale Park for Hot Air Balloon Festival on June 12th. The event will run from 5:30 (OR 6pm) until 930pm. I don't think there will be a need for street closures but there may need to be some consideration for traffic on Franklin Road for patrons to park.
3. **Date or dates of event:** 06/12/2021
4. **Start/End Times of Event:** Event will run from 5:30 (OR 6pm) until 9:30pm.
   What date/time will set-up begin? 6/11/2021 8:00 AM
   What date/time will tear-down be complete? 6/13/2021 5:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):* I will take direction from the city's police department on what needs to be closed or re-routed in terms of traffic. We don't anticipate shutting down streets but will be using streets within Harlinsdale for patron traffic.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 3,000 Event Staff/Volunteers:200 Total:3,200
7. **Name of applicant and Organization Requesting Permit:**
   Matt Lowney - Market and Broad
   a) Address: 6755 Pennywell Dr
   Nashville, TN 37205
   b) Phone: 6159776786 **c) Cell:** **d) Fax:**
   e) E-mail address: matt@marketandbroadsearch.com
8. **DETAILED description of event** *(use additional sheets)***:**
   This will be the 4th Franklin Hot Air Balloon Festival, which was previously held at Westhaven. The event at Westhaven typically sold out at 5,000-5,500 patrons. Since this will be a new location I would like to have the event be quite a bit smaller for the first year at 3,000 ticketed guests.

   The Hot Air Balloon Festival will include a balloon glow (at approximately 8:15pm and will run for 45 minutes). The event will also include food trucks, live music (amplified sound), craft vendors, and a small kids zone (it will NOT include bounce houses). In the past we had a beer garden but for this first time location we are NOT requesting this.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   Please detail any restricted parking areas on the event map.

   Event Map: Franklin Hot Air Balloon Fest 2021.pptx

10. **Person in charge on day of event:** Matt Lowney
    Cell: 615-977-6786 **E-mail address:** matt@marketandbroadsearch.com

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Ruth Huggins **Cell:** 615-948-5813 **E-mail address:** ruthielowney@gmail.com
    Name: Jeremy Blount **Cell:** 615-593-5175 **E-mail address:** jeremyblount@hotmail.com

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    Administrative Contact List: Administrative Contact List.docx

13. **Where is your organization based?** Davidson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** No
    IRS tax exemption letter:

16. **Will you charge an admission fee?** Yes
    Average admission fee: 12-15

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 100-500

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

20. **Is this event a fundraiser?** No
    What organization will be the benefactor of event?
    What percentage of funds will they receive?

21. **Will parking in the area of the event need to be restricted or prohibited?** No

22. **Will any sound amplification equipment be used during the event?** Yes

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

    ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

    If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**. No stages or inflatables will be present at the event.

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Clean up plan.docx

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
If yes, please list exact locations:

28. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Good Neighbor Letter.docx
Good Nieghbor Letter Mailing List: Mailing List.docx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: _____ CO-OWNER Date: 8/10/2020
(Signature and title – must be officer of organization)

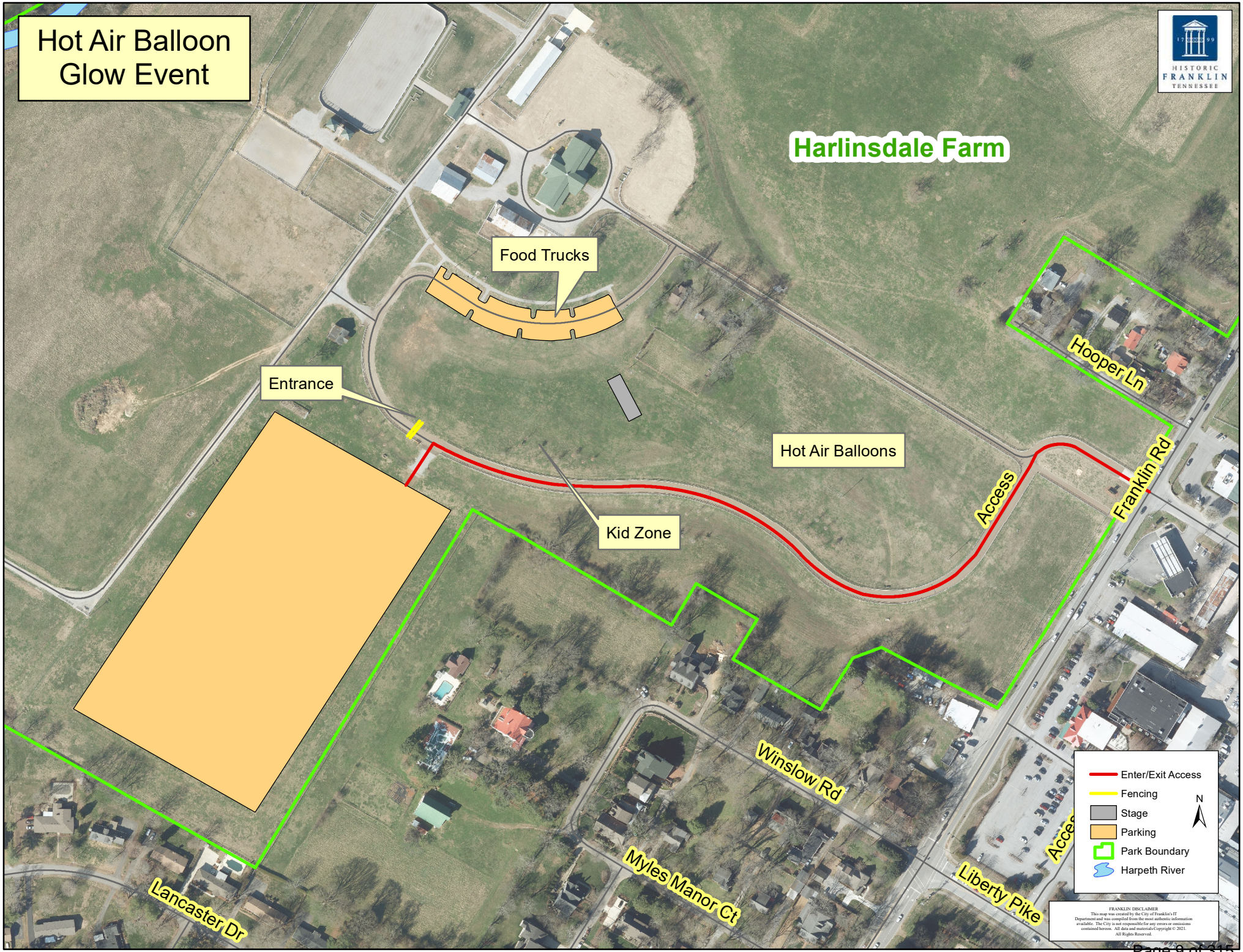
Approved by the Board of Mayor and Aldermen on _____, 20___.

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)


Hot Air Balloon Glow Event
Harlinsdale Farm
Food Trucks
Entrance
Hot Air Balloons
Kid Zone
Access
Hooper Ln
Franklin Rd
Winslow Rd
Myles Manor Ct
Liberty Pike
Lancaster Dr
Enter/Exit Access
Fencing
Stage
Parking
Park Boundary
Harpeth River
N

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Matt Lowney - Market and Broad
Event Name: Franklin Hot Air Balloon Festival
Event Date(s): 06/12/2021

1. **Time amplification equipment will be used:** From: 04:00:00 PM To: 08:30:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.***:**
   Using a 6 speaker PA system with bands playing cover music. Each speaker is a 15 inch 500 watt speaker so the sound volume/ projection will not be significant. The stage will be located (as detailed on map) in the center of the event space so definitely not near any homes.
   Sound Amplification Map: Franklin Hot Air Balloon Fest 2021.pptx
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
4. **Type of Amplifier:**
   - PA System
5. **Number of Amplifiers:** 2 **Number of Speakers:** 6 **Number of Performers:** likely 3 or 4 bands each with 1 to 4 members
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Matt Lowney **Cell:** 6159776786 **E-Mail:** matt@marketandbroadsearch.com
   Name: Jeremy Blount **Cell:** 615-593-5172 **E-Mail:** ruthielowney@gmail.com

Authorized Signature: Matt Lowney **Date:** 08/10/2020

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

Clean up plan

Typically we have used the city of Franklin to provide several large (25-30) trash cans for the events we've hosted. At the end of the night we have a small crew of 5 people go to each food truck and gather trash from them. Then we walk the field thoroughly picking up any additional trash.

If need be we are happy to rent a large (30 yard) dumpster in lieu of this plan and deposit our trash in this container.

During the event we set up several (30-50) cardboard trash cans throughout the event space for patrons to use. I have one person on our team monitor these trash cans during the event, replacing trash bags as needed. We've found most of the trash is generated near the food trucks so we make sure to place the majority of trash boxes near this area.

We don't generate a lot of recyclables – typically only aluminum cans so we do have aluminum can recycling available during the event.

Vendor List

We have not chosen our list of vendors thus far, but they will fall into two categories – Food Trucks and craft vendors.

Food Trucks needed for this event will likely need to be 8 to 12 and will be chosen from the Nashville Food Truck Association's website (this way we insure they have passed not only health department regulations but a more stringent selection criteria).

Craft vendors – this will likely be about 15 to 20 local vendors who typically are "makers". We will put a call out for vendors in January/ February time frame.

Administrative Contact List

Company: Market and Broad, LLC
Address: 6755 Pennywell Dr
Nashville, TN 37205

Matt Lowney – owner and event organizer
Cell 615-977-6786
Email: matt@marketandbroadsearch.com

Ruthie Huggins Lowney –co-owner and event organizer
Cell 615-948-5813
Email: ruthielowney@gmail.com

Jeremy Blount – event manager
Cell 615-593-5172

Good Neighbor Letter

Dear Neighbor,

We are writing to let you know that the Franklin Hot Air Balloon Festival will be held at The Park at Harlinsdale Farm on Saturday June 12, 2021 from 6:00 to 9:30pm. While this is the 4th time we have held the Franklin Hot Air Balloon Festival it is the first time at The Park at Harlindsale Farm so we the event will be substantially smaller this first year with an estimated attendance of 3,000 patrons. We are working with the city of Franklin officials, including the parks department and police department, to ensure a positive experience for everyone. We expect there to be some minimal impact on Franklin Road traffic as patrons enter and exit the event but we do plan to close any roads.

If you have any questions please contact event manager, Matt Lowney, at 615-977-6786 (call or text) or via email at matt@marketandbroadsearch.com.

Need direction on city contact

Date: April 23, 2021
Applicant: Matt Lowney
Project Title: Franklin Hot Air Balloon Festival
Project Address:

Open Issues: 5

BNS

General Issues

6. Stage/Electrical Power Supply

allenl@franklintn.gov	Please provide details of the proposed stage to be used and identify location and type of the electrical power supply.

FIRE--Miscellaneous Review

General Issues

1. Additional information

curt.edelmann@franklintn.gov	Please answer the following questions and / or provide additional information. 1. Show the spacing between food trucks on the drawing. Minimum spacing is 10-feet. 2. Are there any tents larger than 400-SF? If so, show them on the drawing. 3. Will there be any miscellaneous storage of propane cylinders on site? [Edited By Curt Edelmann]

2. Tent requirements

curt.edelmann@franklintn.gov	Be aware of the following tent requirements. 1. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply) 2. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. 3. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 4. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards. 5. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress. 6. Pop-up vendor tents must have a minimum of 40-pounds of ballast on each pole. 7. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.

3. Food truck requirements

curt.edelmann@franklintn.gov Be aware of the following food truck requirements.

Food trucks with cooking operations require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
2.Food trucks with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
3.Food trucks using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
4.Food trucks using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Food trucks are spaced 10-feet apart
6. Only listed safety cans are used to dispense gasoline or other flammable liquids.

Sanitation and Environmental Services

General Issues

5. Solid Waste Service

nate.ridley@franklintn.gov Sanitation and Environmental Services can provide (25 -30) rollout containers to assist with clean-up. This will be free of charge.

Additionally, we can provide 8yd dumpsters for a fee of $110.00/service. Let me know what works best for your clean-up crews. If you have any questions please let me know.

(2) dumpsters for vendors and containers.

Thanks,
Nate Ridley
Assistant Director
Sanitation and Environmental Services

[Edited By Nate Ridley]

City of Franklin

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

File #: 21-01969

DATE: April 15, 2021

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Special Event Permit For Juneteenth Celebration In Downtown Franklin To Be Held On June 19, 2021.

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Juneteenth Celebration sponsored by The Fuller Story Project in Downtown Franklin on June 19, 2021.

BACKGROUND/STAFF COMMENTS:

The Fuller Story project, along with the Franklin Justice and Equality Coalition, has requested a special event permit for the Square on June 19, 2021 for a Juneteenth Celebration from 10 a.m. until 4 p.m. Juneteenth, observed annually on June 19th, is a holiday that commemorates the end of slavery in the United States.

The event will include booths for Black owned businesses, non-profit organizations, HBCUs, and churches, as well as food trucks. Entertainment will also be provided on a stage located on the Square. The event was originally scheduled to include the unveiling of the USCT statue, however, the statue is now expected to be unveiled later this year.

The African American Heritage Society's annual Juneteenth Celebration is scheduled for the same day (June 19th) at Pinkerton Park from 12 p.m. until 3 p.m. This event will include the unveiling of the "General Granger and Emancipation" marker. Organizers for both events are working together and will promote the events as "One Celebration, Two Locations," with shuttles running between both locations.

Set-up for the event will begin on the evening of June 18th. Street closures are Main Street from 2nd Ave to 4th Ave; 3rd Ave N from the Square to Bridge Street; and 3rd Ave S from the Square to Church Street.

FINANCIAL IMPACT:

The City is partnering on this event in providing for overtime costs for City Staff. The applicant will cover the cost for police officers for the event.

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- Main Street from 2nd the 3rd will close to traffic at 9 p.m. on Friday, June 18th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages within the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
    - Third Ave S at City Hall
    - Third Ave N at the Square

Fire Department:

- Applicant must secure tent permits.
- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents and mobile food vendors

- Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
- After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Staff will continue to work with organizers for specific requirements, including suggested safety guidelines and protocols as it relates to Covid-19. Some guidelines suggested are included below.

- Event organizer will follow all CDC guidelines and any or all executive orders in place at the time of the event as they relate to large gatherings.
- Every effort will be made to give as much notice as possible, however, event organizers should be prepared to cancel or postpone large events and gatherings if required.
- The City Administrator or his designee may cancel or modify an event up to 24-hours prior to the opening of the event.
- Event organizers should continually assess current conditions regarding the spread of COVID-19 and engage with local public health officials when deciding whether to postpone, cancel, or reduce the number of attendees (if possible) for gatherings.
- Event organizer will have masks and hand sanitizer available for event staff and volunteers.
- If a mask mandate is in place, event staff and volunteers must wear masks. If a mask mandate is not in place, the event organizer will strongly encourage masks among event staff and volunteers.
- Provide hand washing stations and/or hand sanitizer and disinfectant wipes for attendees and participants.
- Maintain hygiene supplies and regularly sanitize porta-potties (wearing appropriate PPE) throughout event.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** USCT Statue Dedication and Juneteenth Celebration
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   The location of our event, "Making History Together," will take place on the Franklin Public Square, along with a portion of the adjoining streets 3rd Avenue and Main Street. Please see the enclosed map below.
3. **Date or dates of event:** 06/19/2021
4. **Start/End Times of Event:** Set up for the event will begin on Friday, June 18, 2021 at 9:00 pm. The event will begin on Saturday, June 19, 2021 at 10:00 am and conclude at 4:00 pm. Clean up will be completed by 6:00 pm.
   What date/time will set-up begin? 6/18/2021 6:00 PM
   What date/time will tear-down be complete? 6/19/2021 6:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):* We would like to have the streets closed at 9:00 pm so that we can begin the set up of the two stages and the installation of the USCT statue on its base in front of the historic courthouse.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 450 Event Staff/Volunteers:50 Total:500
7. **Name of applicant and Organization Requesting Permit:**
   Chris Williamson -
   a) Address: 120 Tyne Drive
   Franklin, TN 37064
   b) Phone: 6153350366 **c) Cell:** **d) Fax:**
   e) E-mail address: pastorchris@stbch.org
8. **DETAILED description of event** *(use additional sheets)***:**

Making History Together

USCT Statue Dedication and Juneteenth Celebration for the City of Franklin

Purpose: On Saturday, June 19, 2021, the city of Franklin will make history as we unveil and dedicate a bronze statue of a United States Colored Troops soldier in front of the Historic Courthouse for the final phase of the Fuller Story initiative. History will also be made as the city comes together to celebrate Juneteenth on the Franklin Public Square.

Event Summary: Together with the City of Franklin, Williamson County, County Historian, State Historian, local churches, African American Heritage Society, Civil War Commission, The Fuller Story, and the Battle of Franklin Trust, we will celebrate the

installation, unveiling, and dedication of the newly placed United States Colored Troops bronze soldier statue in the area designated and approved by BOMA & COF Art Commission. This statue, which will stand in front of the Historic Courthouse, serves as a representation of the almost 200,000 formerly enslaved men who fought as United States soldiers. In addition, it specifically depicts the greater than 300 men that broke bondage in Williamson county to enlist, serve, and fight through the regiment of the USCT.

Proposed Event Details:

On Saturday, June 19th, there will be an estimated crowd of 500 people, which includes 25 vendors and 50 volunteers to dedicate the USCT statue and celebrate Juneteenth on the city square of Franklin.

- Set up will take place on Friday, June 18th from 9:00 pm to midnight
- The dedication of the USCT statue will begin at 10:00 am and the Juneteenth celebration will follow at 11:00 am and conclude at 4:00 pm.
- The dedication of the statue will take place on the courthouse steps. There will be a stage, a PA system, and chairs for dignitaries who will participate in the program. The crowd will gather in the street.
- 11:00 a.m. – 4:00 p.m. Juneteenth 2021 Street Festival will take place.
  - There will be a larger stage for prizes and entertainment.
  - There will be a maximum of 25 vendors
    - Food
    - Crafts
    - Other organizations
- There will possibly be shuttles offered to the AAHA's McLemore House Juneteenth event
-

Proposed Dedication Invitations (S- indicates possible speaker)

Governor Bill Lee, State of Tennessee (S)
1st Floor, State Capitol, Nashville, TN 37243 (615) 741-2001
Mayor Ken Moore, City of Franklin Mayor (S)
Ken.moore@franklintn.gov (615) 741-2001 – 109 3rd Avenue S, Franklin, TN 37064
Eric Stuckey, City of Franklin Administrator (S)
eric.stuckey@franklintn.gov (615) 791-3217 – 109 3rd Avenue S, Franklin, TN 37064
Mayor Rogers Anderson, County Mayor
rogersanitaanderson@comcast.net (615) 790-5700
Rick Warwick, Williamson County Historian
rwarwick@historicfranklin.com and rwarwick@williamsonheritage.org (615)591-8500 112 Bridge Street, Franklin, TN 37064
Carroll Van West, State Historian, State of Tennessee (S)
Carroll.west@mtsu.edu (615)898-2947 MTSU Box 80, 1301 East Main Street, Murfreesboro, TN 37132
Dr. Chris Williamson (S), **Pastor Hewitt Sawyers**, **Pastor Kevin Riggs**, The Fuller Story Representatives
Eric A. Jacobson, CEO, Battle of Franklin Trust- *taking responsibility of statue upkeep* (S) eric@boft.org (615)-794-0903, 1345 Eastern Flank Circle, Franklin, TN 37064
Alma McLemore, African American Heritage Society
amclemore51@yahoo.com 615/305-0904 147 Flintock, Franklin, TN 37064

City of Franklin Alderman

Beverly Burger, 1st Ward bev@aldermanburger.com (615)498-4794
Dana McLendon, 2nd Ward danamclendon@mac.com (615)310-3195
Scott Speedy, 3rd Ward scott.sppedy@franklintn.gov (615) 807-0122
Margaret Martin, 4th Ward margaret.martin@franklintn.gov (615)794-2113
Clyde Barnhill, Alderman at Large clyde.barnhill@franklintn.gov (615) 415 2356
John Schroer, Finishing out Alderman at Large, Pearl Bransford (DOD-11/28/20)
Email still reads Pearlbransford@aol.com
Pearl's widow: **Hank Bransford** 326 Granberry Street, Franklin, TN 37064
Ann Petersen, Alderman at Large, annpetersen@comcast.net (615) 794-6033
Brandy Blanton, Alderman at Large, brandy.blanton@franklintn.gov (615)300-5251

Patrick McIntyre, Executive Director, Tennessee Historical Society
patrick.mcintyre@tn.gov – (615) 770-1096 2941 Lebanon Pike, Nashville, TN 37214
Amanda Rose, staffer for Civil War Historical Commission (former Battlefield Commission)
Amanda.rose@franklintn.gov (615)550-6737 109 3rd Avenue South, Franklin, TN 37064
Marlene Holmes, UDC Chapter 14 Franklin 2019 President & Trustee McGavock CSA Cemetery
marlenewh@aol.com
Bari Beasley, CEO, Heritage Foundation of Williamson County (DFA is a part of Heritage Fnd)
bbeasley@williamsonheritage.org (615)591-8500 112 Bridge Street, Franklin, TN 37064
Mindy Tate, Executive Director Franklin Tomorrow
mindy@franklintomorrow.org (615)794-0998, , P.O. Box 383, Franklin, TN 37065
Walter Simmons, The Franklin Justice and Equity Coalition walter@empowermentcommunitychurch.org
Brad Perry, The Public thepublicfranklin@gmail.com

Key Donors:

- Mr. and Mrs. J. Roderick Heller (Rod and Kay)
- SS (gave anonymously)
- Kyle Joyner

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   Please detail any restricted parking areas on the event map.

   Event Map: Juneteenth 2021 Making History Together Stage and Vendor layout 3 5 2021.JPG

10. **Person in charge on day of event:** Chris Williamson
    Cell: 615-335-0366 **E-mail address:** pastorchris@stbch.org

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Walter Simmons **Cell:** 615-419-8831 **E-mail address:** walter@empowermentcommunitychurch.org
    Name: Eric Jacobson **Cell:** 615-772-5468 **E-mail address:** eric@boft.org

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    Administrative Contact List: Juneteenth 2021 Administrative Contacts.docx

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** No

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** No
    IRS tax exemption letter:

16. **Will you charge an admission fee?** No
    Average admission fee:

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? $150

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
20. **Is this event a fundraiser?** No
    What organization will be the benefactor of event?
    What percentage of funds will they receive?
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes
23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

    ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

    If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**. **FOOD TRUCKS**
MOE BETTER BBQ AND FISH
SOUTHERNER'S COFFEE
THE JUICE BAR
DEEZUS HOT CHICKEN AND WAFFLES
STEELE'S ICE CREAM TRUCK

PRODUCT VENDORS
ANTHEIA ANDERSON T-SHIRTS
RELISA'S CONFECTIONS
TRAP PRAYERS
GOSPEL-ISH
SWEET TREATS
GENTRY INVESTMENT PROPERTIES LLC
ASHLEY BOUTIQUE
WILLIAMSON BOOKS AND PAINTINGS

NON-PROFITS
WILLIAMSON DEMOCRATIC PARTY
WILLIAMSON GOP
FJEC
BOFT
HARD BARGAIN ASSOCIATION
AFRICAN AMERICAN HERITAGE SOCIETY
COMMUNITY HOUSING PARTNERSHIP
THE PUBLIC
NEW HOPE ACADEMY

HBC'S
FISK UNIVERSITY
TENNESSEE STATE UNIVERSITY
MEHARRY MEDICAL COLLEGE
AMERICAN BAPTIST COLLEGE

CHURCHES
STRONG TOWER BIBLE CHURCH
CHRIST COMMUNITY CHURCH
NEW BIRTH SDA
EMPOWERMENT COMMUNITY CHURCH
FIRST MISSIONARY BAPTIST CHURCH
CHURCH OF THE CITY

PRIVATE DONORS
KRYSTYLE GREEN
VANDALE AND ERICA GENTRY

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Clean Up Plan and Provider.docx

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
If yes, please list exact locations:

28. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Good Neighbor Letter.docx
Good Nieghbor Letter Mailing List:

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Chris Williamson - Town Story Date: 3/9/21
(Signature and title – must be officer of organization)

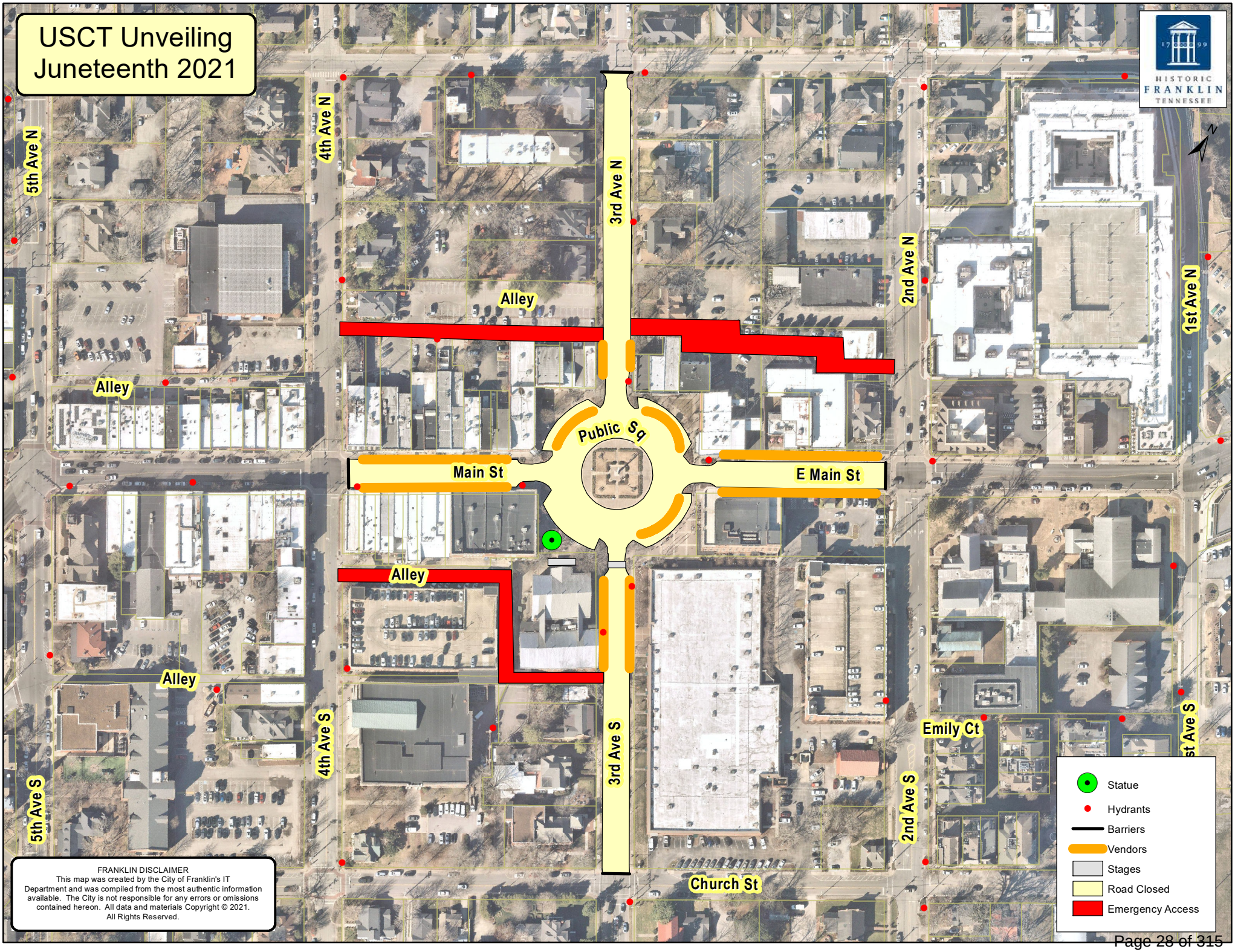
Approved by the Board of Mayor and Aldermen on _____, 20___.

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)


USCT Unveiling
Juneteenth 2021
HISTORIC FRANKLIN TENNESSEE
5th Ave N
4th Ave N
3rd Ave N
2nd Ave N
1st Ave N
Alley
Alley
Alley
Alley
Public Sq
Main St
E Main St
5th Ave S
4th Ave S
3rd Ave S
2nd Ave S
Emily Ct
Church St
Statue
Hydrants
Barriers
Vendors
Stages
Road Closed
Emergency Access
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2021. All Rights Reserved.

MAKING HISTORY TOGETHER: JUNETEENTH 2021

CLEAN UP PLAN AND PROVIDER

Since the City of Franklin has played a major role in the Fuller Story initiative, which included the marker dedication ceremony on October 17, 2019, it is my understanding that we will be able to once again acquire the services of the city of Franklin to do garbage disposal. Of the 50 volunteers we will have on hand for this event, approximately 15 of those volunteers will be dedicated to trash pick-up and clean up. Once the event officially ends at 4:00 PM, the clean-up team will collect all trash and dispose of it accordingly.

Chris Williamson
Fuller Story

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Chris Williamson -
Event Name: USCT Statue Dedication and Juneteenth Celebration
Event Date(s): 06/19/2021

1. **Time amplification equipment will be used:** From: 10:00 AM To: 4:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.***:**
   One sound system will be set up in front of the Historic Courthouse and will be used for the 10:00 AM USCT statue dedication.

   The second sound system will be set up on the street (on 3rd Avenue) between the Historic Courthouse and City Hall.
   Sound Amplification Map: Juneteenth 2021 Together We Are Making History - entertainment stage on 3rd.JPG
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - DJ
   - Sound System
4. **Type of Amplifier:**
   - PA System
5. **Number of Amplifiers:** 2 **Number of Speakers:** 4 **Number of Performers:** 4
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Peter Wahlers **Cell:** 314-608-0205 **E-Mail:** pwahlers@gmail.com
   Name: Gerry Lewis **Cell:** 425-220-1200 **E-Mail:** glewis@stbch.org

Authorized Signature: Chris Williamson **Date:** 03/09/2021

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

May 3, 2021

120 Tyne Drive

Dear Neighbor,

I am writing to let you know of a proposed event coming to your neighborhood this summer. On **Saturday, June 19, 2021** we are proposing that the streets of Franklin play host to a first of its kind downtown event, **"Juneteenth 2021: Making History Together!"** The city of Franklin will make history as we unveil and dedicate a bronze statue of a United States Colored Troops soldier in front of the Historic Courthouse for the final phase of The Fuller Story initiative. History will also be made that day as the city comes together to celebrate Juneteenth on the Franklin Public Square for the very first time.

Juneteenth 2021: Making History Together is anticipated to draw close to 500 people into Downtown Franklin. Our guest list includes the Governor of the great state of Tennessee, all local officials, community organizations, local religious leaders, several vendors, the news media, and a host of volunteers.

Several streets would be affected by the event. The event map is attached to this letter. It highlights the streets which will be closed and those with limited access.

Juneteenth 2021: Making History Together would run from 10:00 a.m. until 4:00 p.m. with festive music, dance, awards, and good food taking place throughout. With set-up and tear-down, we anticipate having the area closed from 6:00 a.m. until approximately 6:00 p.m. We believe this event, which will draw many out of town participants, will cause an increase of foot traffic into downtown businesses while not impeding access for their existing customer base.

If you would like to contact someone in the City Administration's office regarding the event, you may contact the Public Outreach Specialist by e-mail at CityofFranklin@FranklinTN.gov, by phone at 615-550-6606, or by mail at 109 Third Avenue South, Franklin, TN 37064.

If you or need to contact the event organizer or would like to get involved, or become a sponsor, you may contact Chris Williamson, 615-335-0366, pastorchris@stbch.org.

We look forward to sharing this exciting day with you.

Regards,

Chris Williamson
The Fuller Story

MAKING HISTORY TOGETHER

USCT Statue Dedication and Juneteenth Celebration
June 19, 2021

Administrative Contacts:

1) Chris Williamson, The Fuller Story
615-335-0366
Pastorchris@stbch.org

2) Walter Simmons, The Franklin Justice and Equity Coalition
615-419-8831
walter@empowermentcommunitychurch.org

3) Eric Jacobson, The Battle of Franklin Trust
615-772-5468
erc@boft.org

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- Main Street from 2nd the 3rd will close to traffic at 9 p.m. on Friday, June 18th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages within the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:

- Third Ave S at City Hall
- Third Ave N at the Square

Fire Department:

- Applicant must secure tent permits.
- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents and mobile food vendors
- Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
- After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Staff will continue to work with organizers for specific requirements, including suggested safety guidelines and protocols as it relates to Covid-19. Some guidelines suggested are included below.

- Event organizer will follow all CDC guidelines and any or all executive orders in place at the time of the event as they relate to large gatherings.
- Every effort will be made to give as much notice as possible, however, event organizers should be prepared to cancel or postpone large events and gatherings if required.
- The City Administrator or his designee may cancel or modify an event up to 24-hours prior to the opening of the event.
- Event organizers should continually assess current conditions regarding the spread of COVID-19 and engage with local public health officials when deciding whether to postpone, cancel, or reduce the number of attendees (if possible) for gatherings.
- Event organizer will have masks and hand sanitizer available for event staff and volunteers.
- If a mask mandate is in place, event staff and volunteers must wear masks. If a mask mandate is not in place, the event organizer will strongly encourage masks among event staff and volunteers.
- Provide hand washing stations and/or hand sanitizer and disinfectant wipes for attendees and participants.
- Maintain hygiene supplies and regularly sanitize porta-potties (wearing appropriate PPE) throughout event.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01882

DATE: April 19, 2021

TO: Board of Mayor and Aldermen

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-70, A Resolution Adopting A Plan Of Services For The Annexation Of Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, By The City Of Franklin, Tennessee. Establishing A Public Hearing For June 8, 2021.
FMPC 4/22/21, 9-0

PURPOSE:

PROJECT INFORMATION
Applicant: Greg Gamble, GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for eight parcels located west of Lewisburg Pike and South of Goose Greek Bypass Bowman Road. Resolution 2021-70 is a City of Franklin drafted plan of services for the eight properties being considered as part of the proposed request for annexation, Resolution 2021-71. The Plan of Services outlines how infrastructure will need to be provided to serve the eight properties consisting of approximately 244 acres.

The Property is located within the City of Franklin water service area. In terms of reclaimed water, an approximately 2,000-foot extension needed to serve the property. Because of this distance, reclaimed water will not be required to be extended to the property. The properties are located within the Goose Creek Basin and the Hillsboro, Burwood, and Thompson Station Utility District service area. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

Access to the property shall be provided from Lewisburg Pike. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation and Environmental Services.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-70.

RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Ledgebrook Dr
Verbena Dr
Oberlin Ct
0 500 1,000 2,000
Feet
N
Southvale PUD
Corporate Boundaries
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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RESOLUTION 2021-70

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF EIGHT PROPERTIES WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of eight properties located West of Lewisburg Pike and South of Goose Creek Bypass (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located West of Lewisburg Pike and South of Goose Creek Bypass, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-12.00	33.51
117-13.00	21.44
117-14.00	78.13
118-49.00	18.39
118-49.01	35.84
118-50.01	38.57
118-50.02	0.38
133-1.00	17.43
Total	244.80

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

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

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

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

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

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

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

A. Water

1. The Property is located within the Hillsboro, Burwood and Thompson Station Utility District service area.
2. Water availability shall be approved and provided through Hillsboro, Burwood and Thompson Station Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

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

C. Wastewater

1. The Property lies partially within the Goose Creek Basin and an unnamed southwest basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct residential units.
3. The Owner shall be required to extend the sanitary sewer mains approximately 14,500 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as 8" and 18" PVC pipe sanitary sewer mains.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Lewisburg Pike. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. The developer will work with the City of Franklin Staff on the design of this roadway.

4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin designates the Property as Conservation Subdivision. The majority of the Property is designated as Conservation Subdivision, which supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands or other uses that maintain scenic character. Portions of the property are also within the Conservation design concept, due to the existence of hilltops that warrant protection.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development

Plan pursuant to the requirements of the Zoning Ordinance, should the applicant request a Zoning District that requires such a submittal.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Ridgewood Rd
Dowdy Woods Dr
Elderdown Dr
Gosling Dr
Bushnell Farm Dr
Lochinvar Park
Jacksboro Pike
Ledgebrook Dr
Verbena Dr
Oberlin Ct
Southvale Drive
Southvale Circle
Southvale Trace
Southvale Crossing
Southvale Ct
Southvale Pl
Southvale Way
Southvale Cir
Southvale Ln
Southvale Dr
Southvale Blvd
Southvale Park
Southvale Ridge
Southvale Terrace

LEWISBURG PIKE

PUD SUBDIVISION
ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCELS

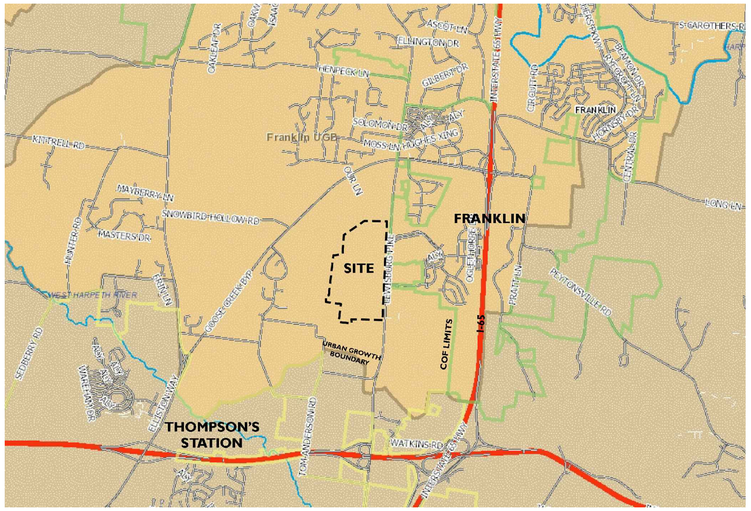
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:

FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:

WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

LEWISBURG PIKE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	LEWISBURG PIKE PUD SUBDIVISION
COF PROJECT NUMBER:	----
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	243.61 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

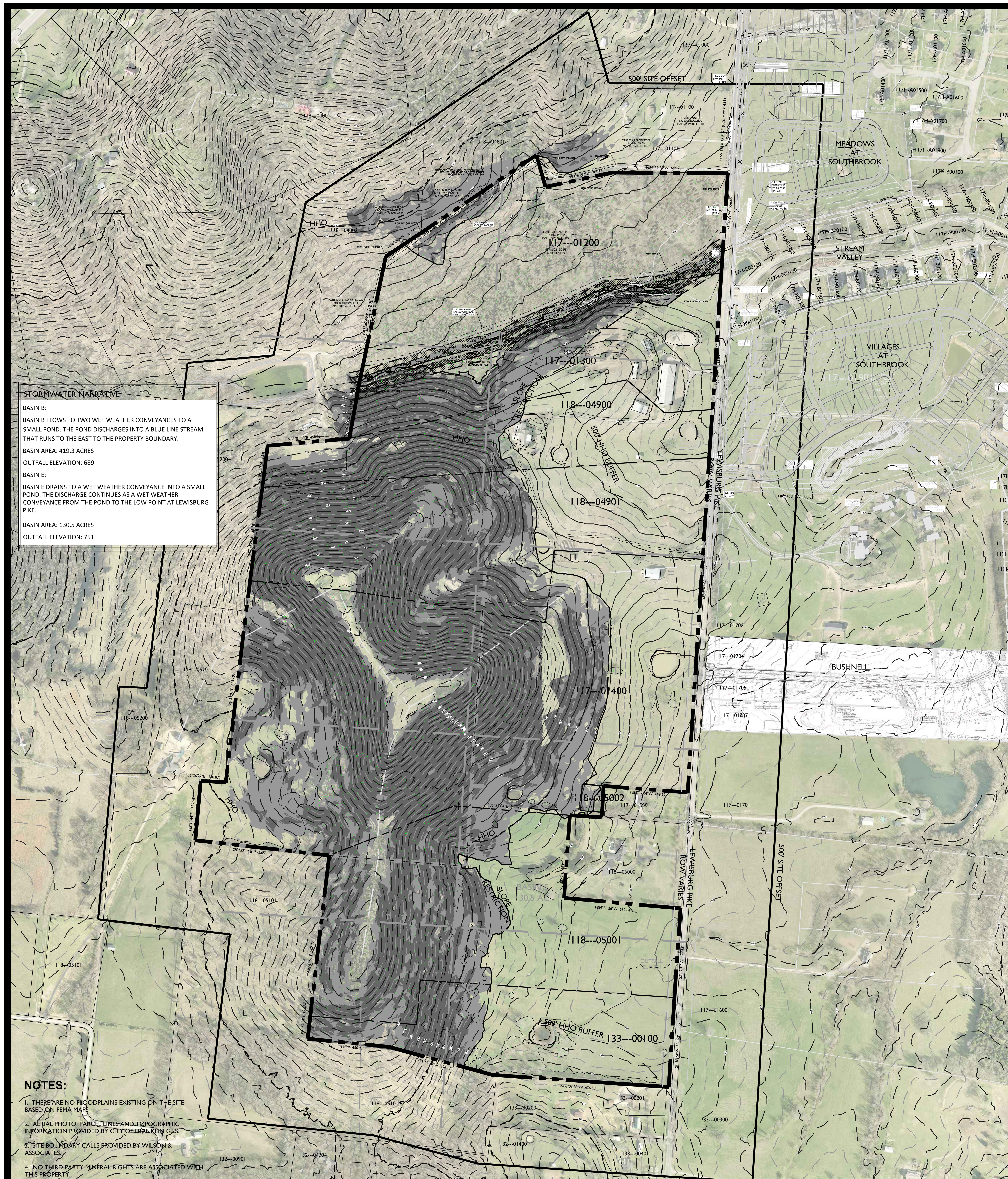
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

FORD CLASSIC HOMES



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

N

0 300 600 900

SITE DATA CHART

PROJECT NAME:	LEWISBURG PIKE PUD SUBDIVISION
PROJECT NUMBER:	----
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	243.61 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC
OWNER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
DUPLEX:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615. R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,605,025 SF
TOTAL ACRES	116.39 AC	82.76 AC

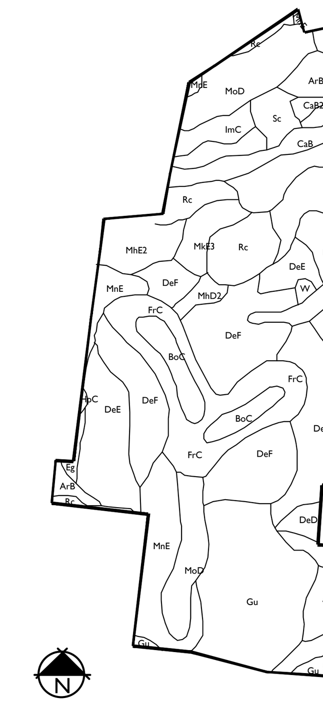
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.7% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,605,025 SF; 82.76 AC (71.1% OF EXISTING)

ADJACENT PROPERTY OWNERS

Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip
133 01815	Pratt Lane	McCord Margaret Ann Crafton	1186 Roy Sellers Rd	Columbia	TN	38401
133 01803	4516 Pratt Lane	VVK Fishpond LLC	1200 Homewood Dt	Franklin	TN	37027
117 04213	Pratt Lane	TRP Farms LLC	1203 Deanna Ct	Franklin	TN	37067
133 01813	Pratt Lane	MDW LLC	1920 Adelicia St #300	Nashville	TN	37212
133 01800	Pratt Lane	Crafton Mary Lucille Edwards	2620 Pratt Rd	Thompson's St	TN	37179
133 01816	Pratt Lane	Turnage Betty Jo Crafton	4225 N Chapel Rd	Franklin	TN	37064
117 04210	4465 Peytonsville Rd	Crutcher Mary Kate Pratt	4465 Peytonsville Rd	Franklin	TN	37064
117 04212	Peytonsville Road	Brakebill Helon Pratt	4471 Peytonsville Rd	Franklin	TN	37064
117 03301	4474 Payetonsville Rd	Maxwell Panzey	4474 Petonsville Rd	Franklin	TN	37064
117 04200	4475 Peytonsville Rd	Brakebill Todd	4475 Peytonsville Rd	Franklin	TN	37064
117 03400	Peytonsville Road	Jordan Thomas A	4500 Peytonsville Rd	Franklin	TN	37064
133 01809	4536 Pratt Lane	Smartt Gary D Etal	4546 Pratt Ln	Franklin	TN	37064
133 01811	4549 Pratt Lane	Turnage William Chad	4549 Pratt Ln	Franklin	TN	37064
133 01814	4540 Pratt Lane	Crafton Dorothy Ann Clark	4562 Peytonsville Rd	Franklin	TN	37064

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----

LEWISBURG PIKE

PUD SUBDIVISION
ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCELS

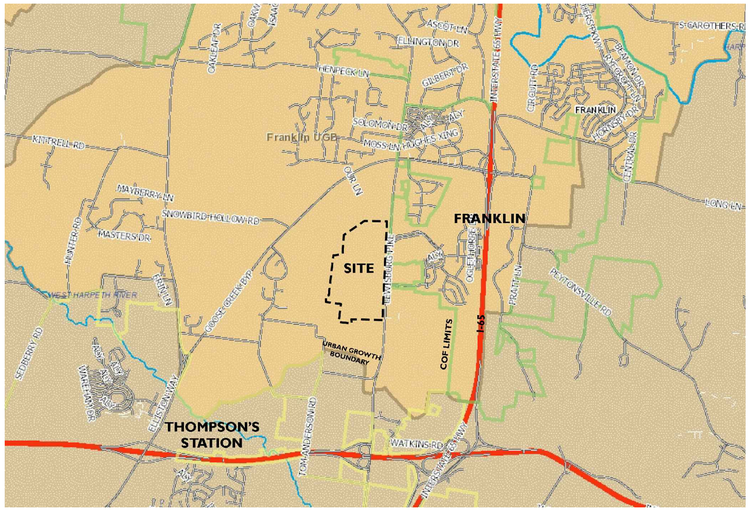
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

LEWISBURG PIKE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	LEWISBURG PIKE PUD SUBDIVISION
COF PROJECT NUMBER:	----
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	243.61 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

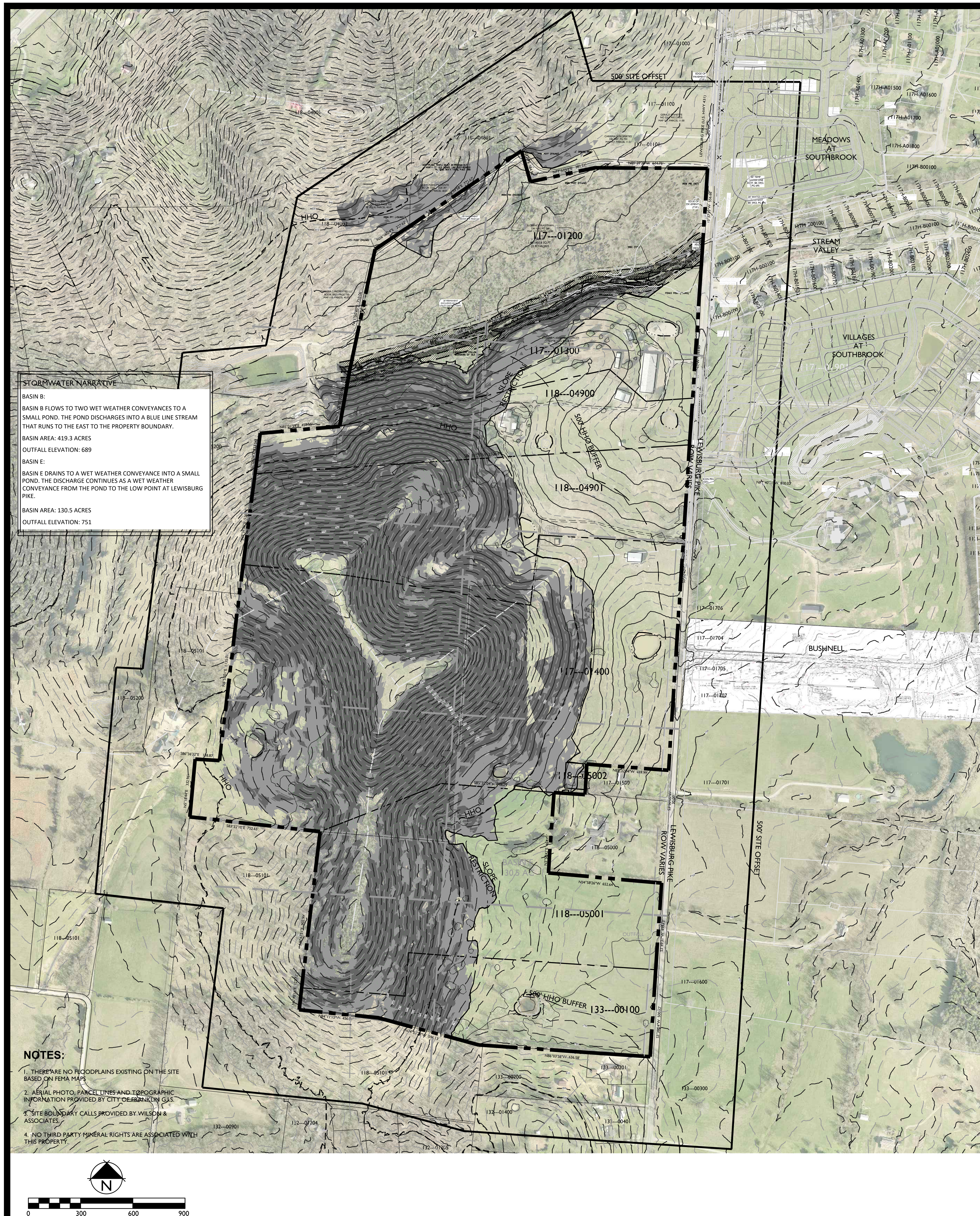
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

FORD
CLASSIC HOMES



SITE DATA CHART

PROJECT NAME:	LEWISBURG PIKE PUD SUBDIVISION
PROJECT NUMBER:	----
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	243.61 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC
OWNER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
DUPLEX:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615. R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,605,025 SF
TOTAL ACRES	116.39 AC	82.76 AC

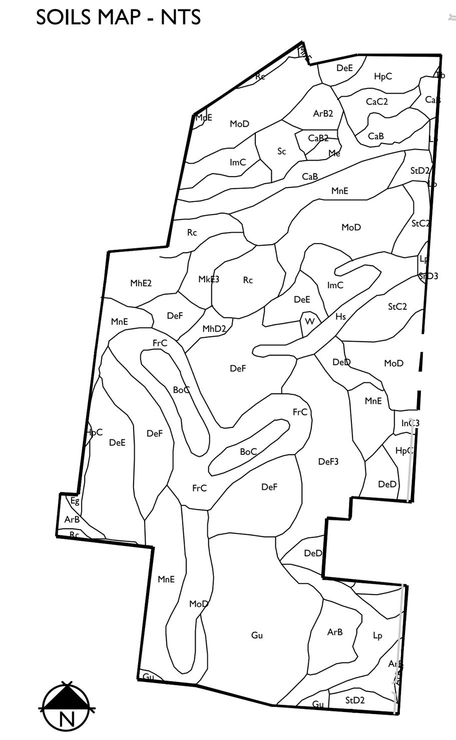
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.7% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,605,025 SF; 82.76 AC (71.1% OF EXISTING)

ADJACENT PROPERTY OWNERS

Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip
133 01815	Pratt Lane	McCord Margaret Ann Crafton	1186 Roy Sellers Rd	Columbia	TN	38401
133 01803	4516 Pratt Lane	VVK Fishpond LLC	1200 Homewood Dt	Franklin	TN	37027
117 04213	Pratt Lane	TRP Farms LLC	1203 Deanna Ct	Franklin	TN	37067
133 01813	Pratt Lane	MDW LLC	1920 Adelicia St #300	Nashville	TN	37212
133 01800	Pratt Lane	Crafton Mary Lucille Edwards	2620 Pratt Rd	Thompson's St	TN	37179
133 01816	Pratt Lane	Turnage Betty Jo Crafton	4225 N Chapel Rd	Franklin	TN	37064
117 04210	4465 Peytonsville Rd	Crutcher Mary Kate Pratt	4465 Peytonsville Rd	Franklin	TN	37064
117 04212	Peytonsville Road	Brakebill Helon Pratt	4471 Peytonsville Rd	Franklin	TN	37064
117 03301	4474 Payetonsville Rd	Maxwell Panzey	4474 Petonsville Rd	Franklin	TN	37064
117 04200	4475 Peytonsville Rd	Brakebill Todd	4475 Peytonsville Rd	Franklin	TN	37064
117 03400	Peytonsville Road	Jordan Thomas A	4500 Peytonsville Rd	Franklin	TN	37064
133 01809	4536 Pratt Lane	Smartt Gary D Etal	4546 Pratt Ln	Franklin	TN	37064
133 01811	4549 Pratt Lane	Turnage William Chad	4549 Pratt Ln	Franklin	TN	37064
133 01814	4540 Pratt Lane	Crafton Dorothy Ann Clark	4562 Peytonsville Rd	Franklin	TN	37064

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

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OVERALL EXISTING CONDITIONS

SHEET C1.0

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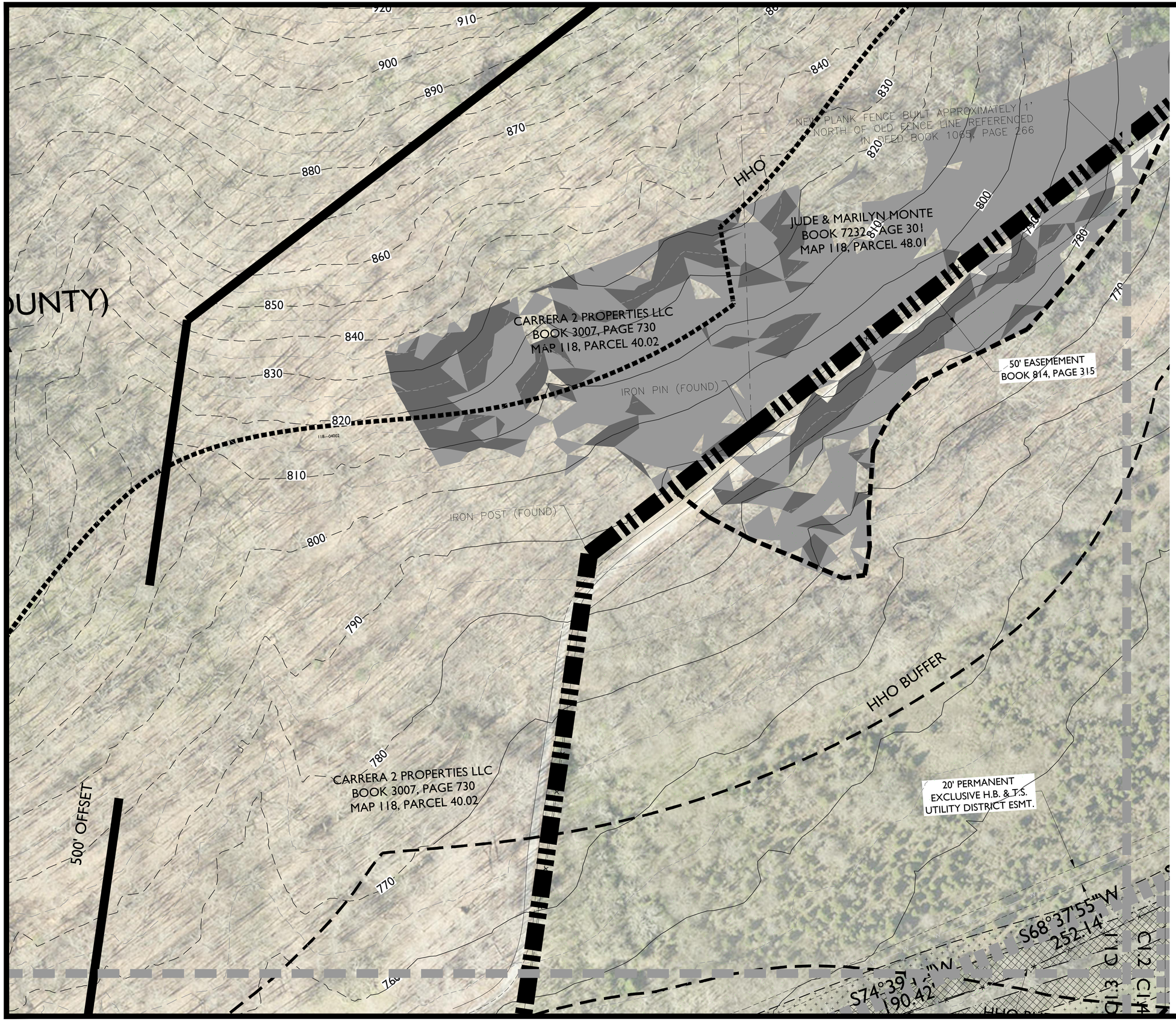

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

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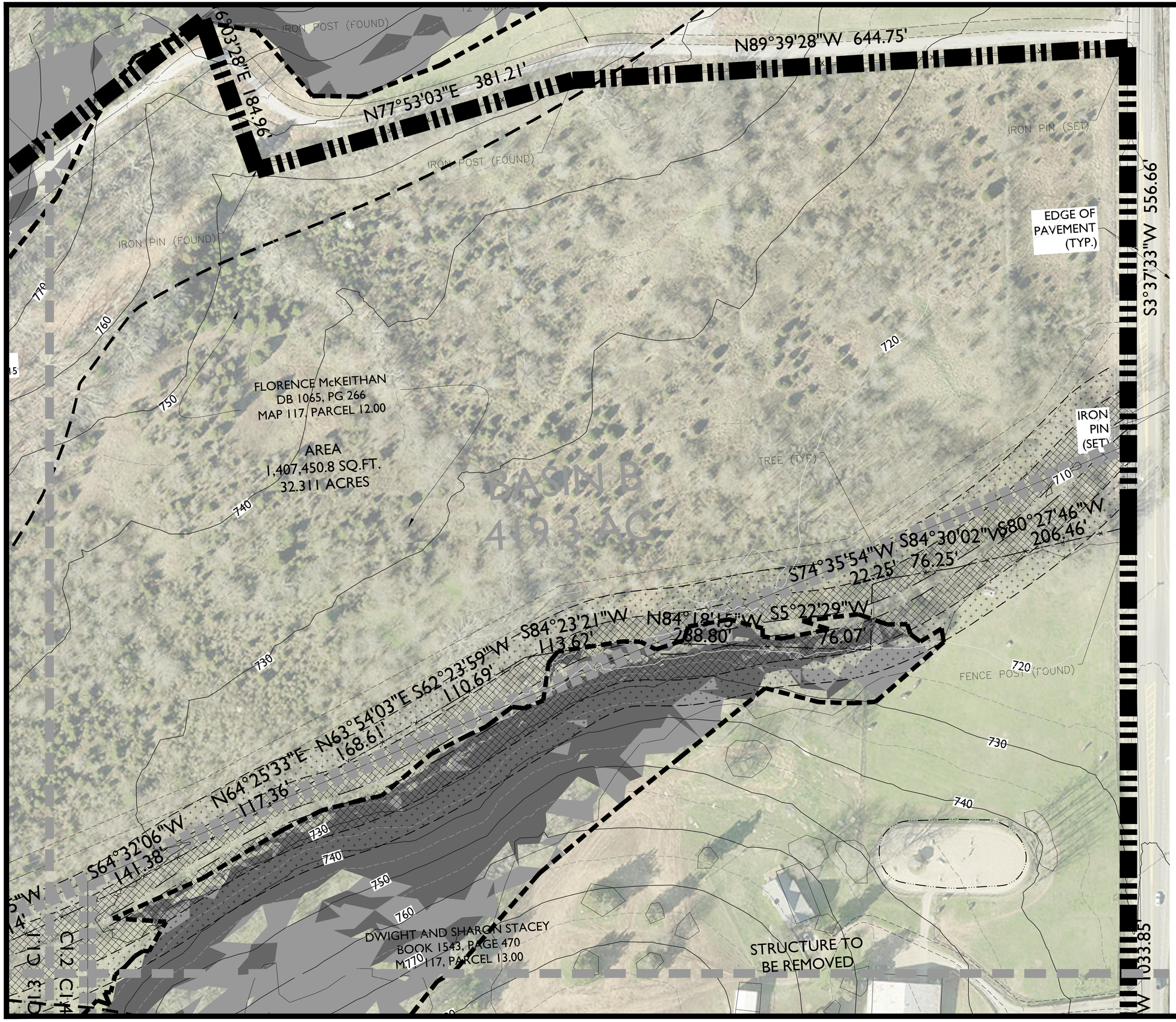

KEY

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- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

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EXISTING CONDITIONS ENLARGEMENT

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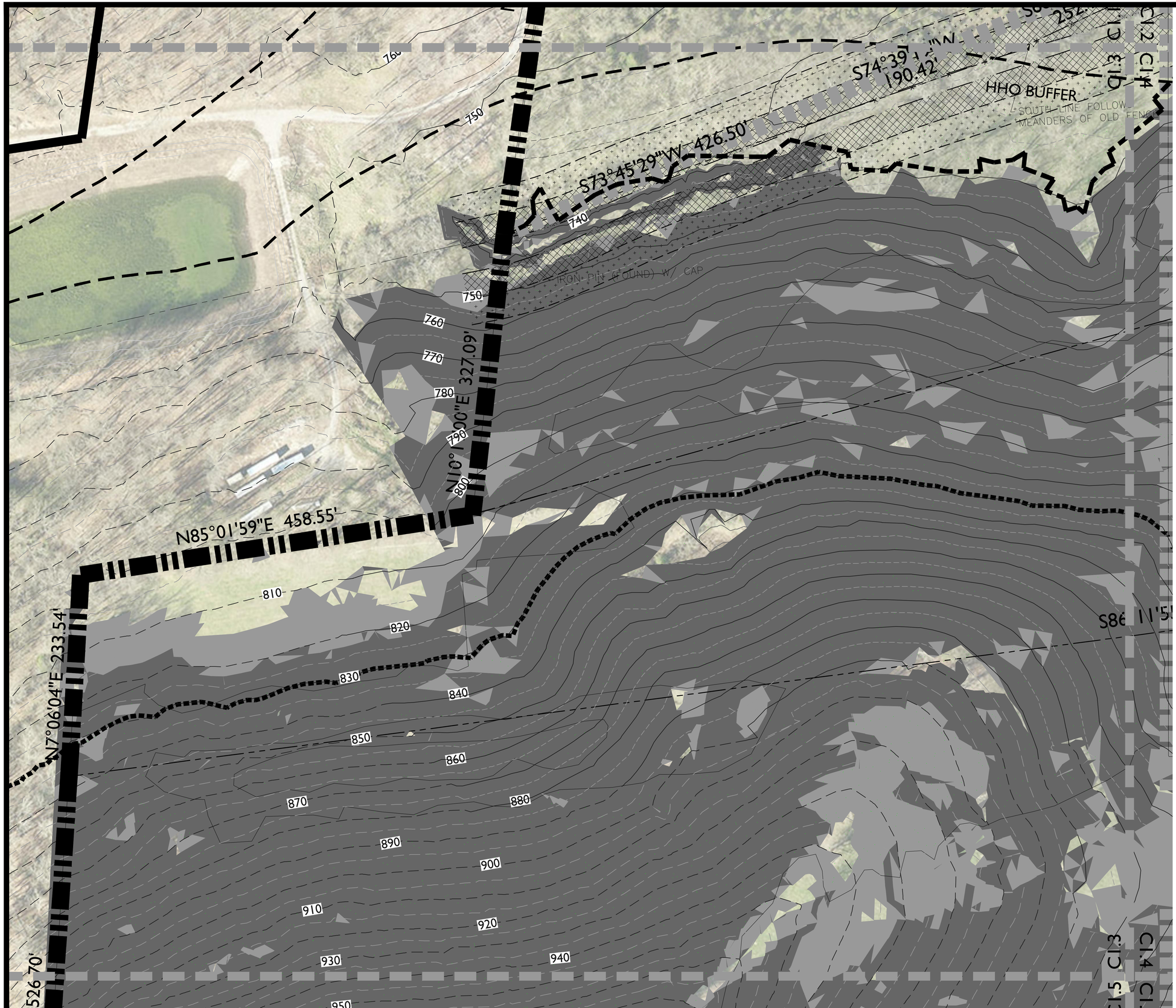
Page 50 of 315



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- SLOPES - 20% +
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EXISTING CONDITIONS ENLARGEMENT

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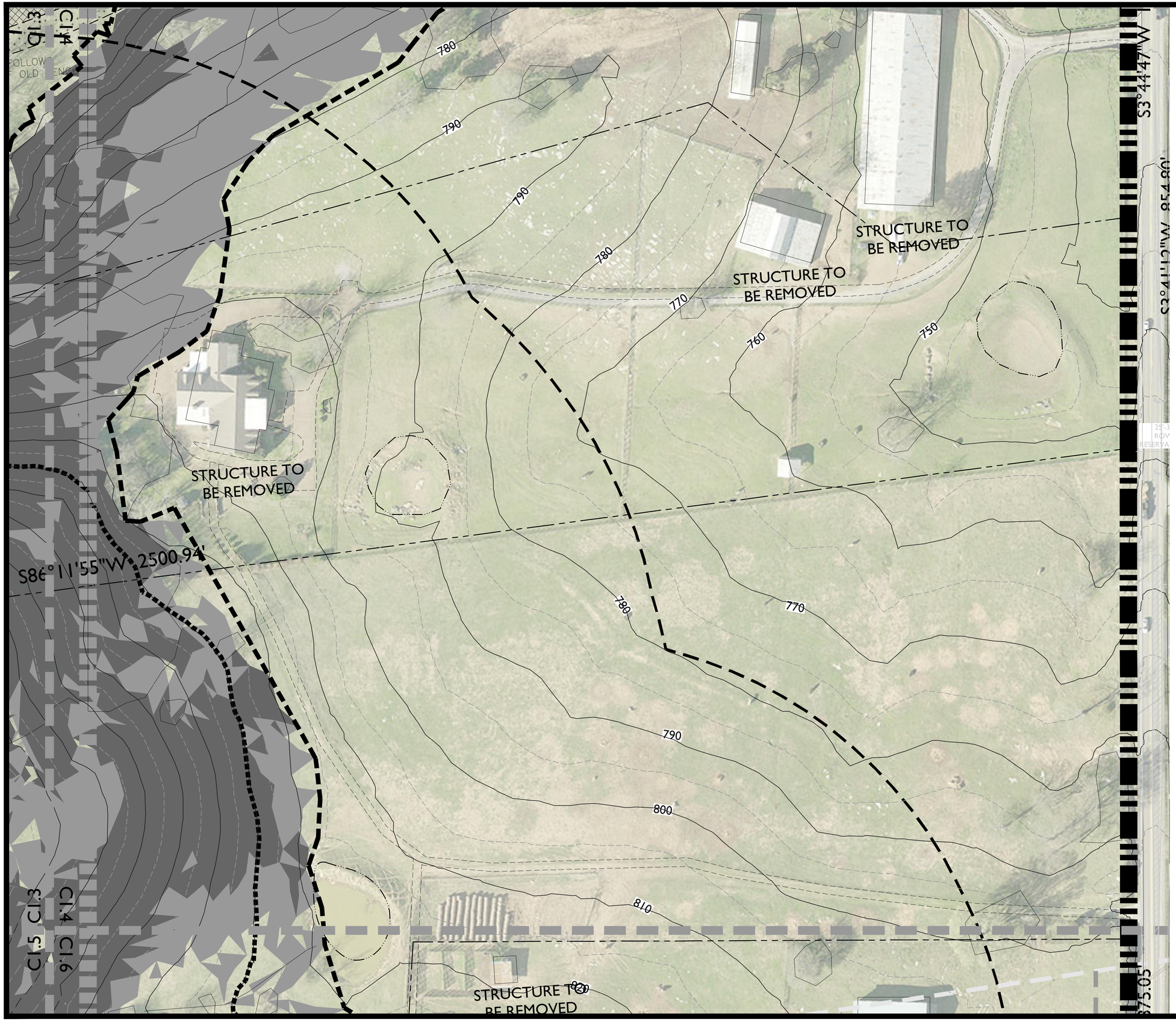

KEY

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- SLOPES - 20% +
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EXISTING CONDITIONS ENLARGEMENT

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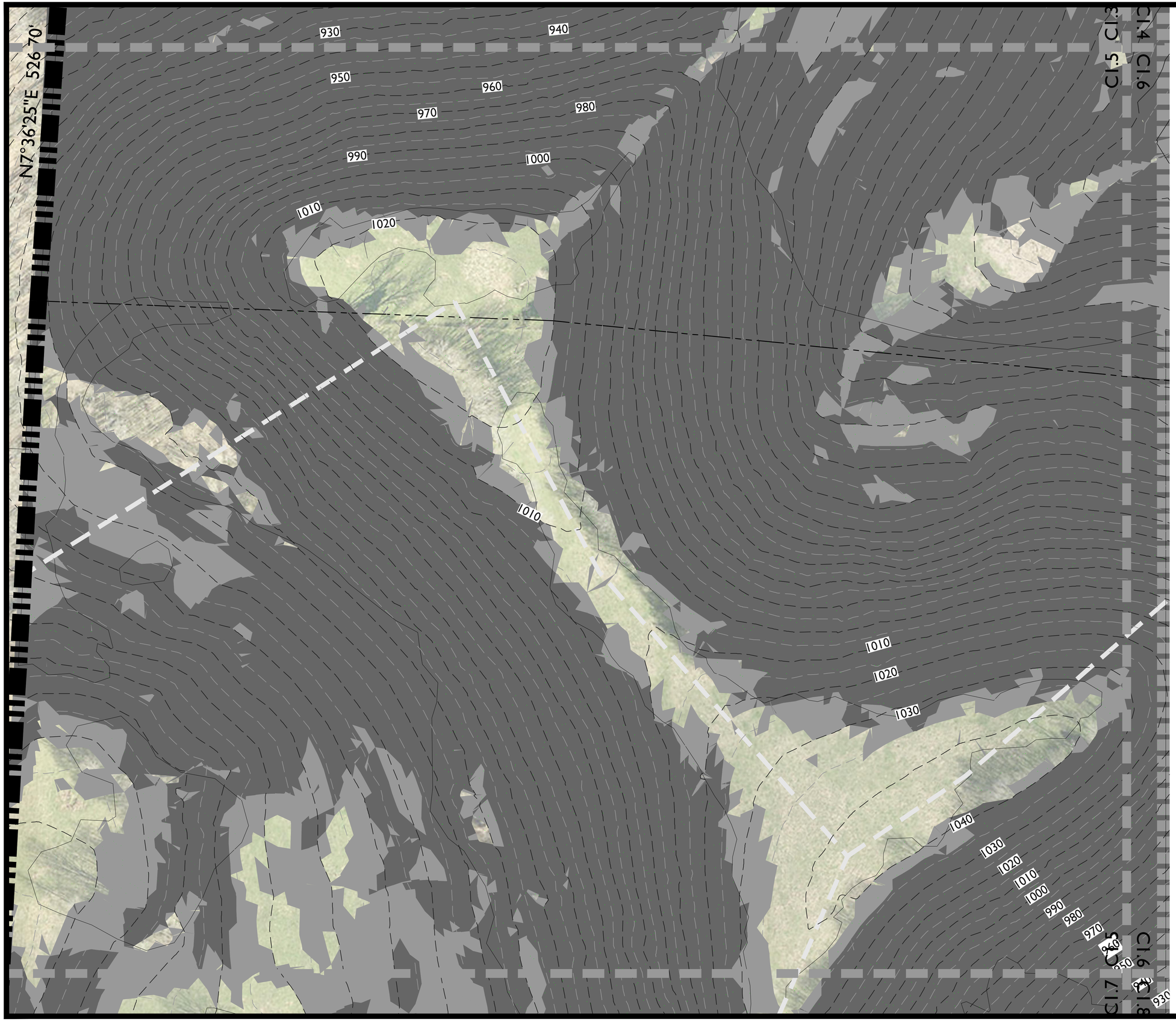

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EXISTING CONDITIONS ENLARGEMENT

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STRUCTURE TO BE REMOVED

STRUCTURE TO BE REMOVED

POND

HHO BUFFER

S3°42'40"W 1875.05

KEY

- EXISTING CANOPY
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- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

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EXISTING CONDITIONS ENLARGEMENT

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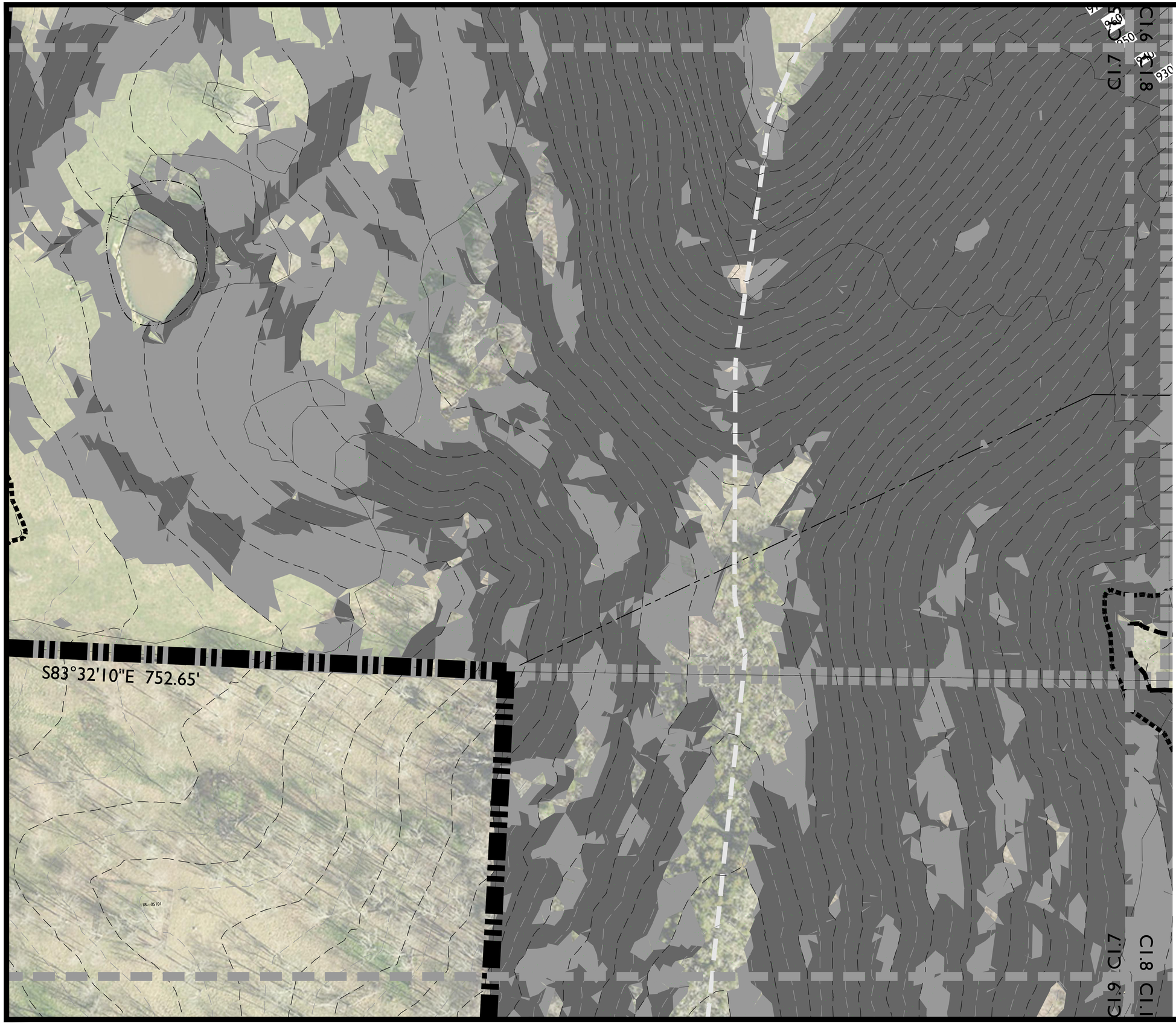

KEY

- EXISTING CANOPY
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- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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0 50 100 150

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Franklin, Williamson County, Tennessee

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EXISTING CONDITIONS ENLARGEMENT

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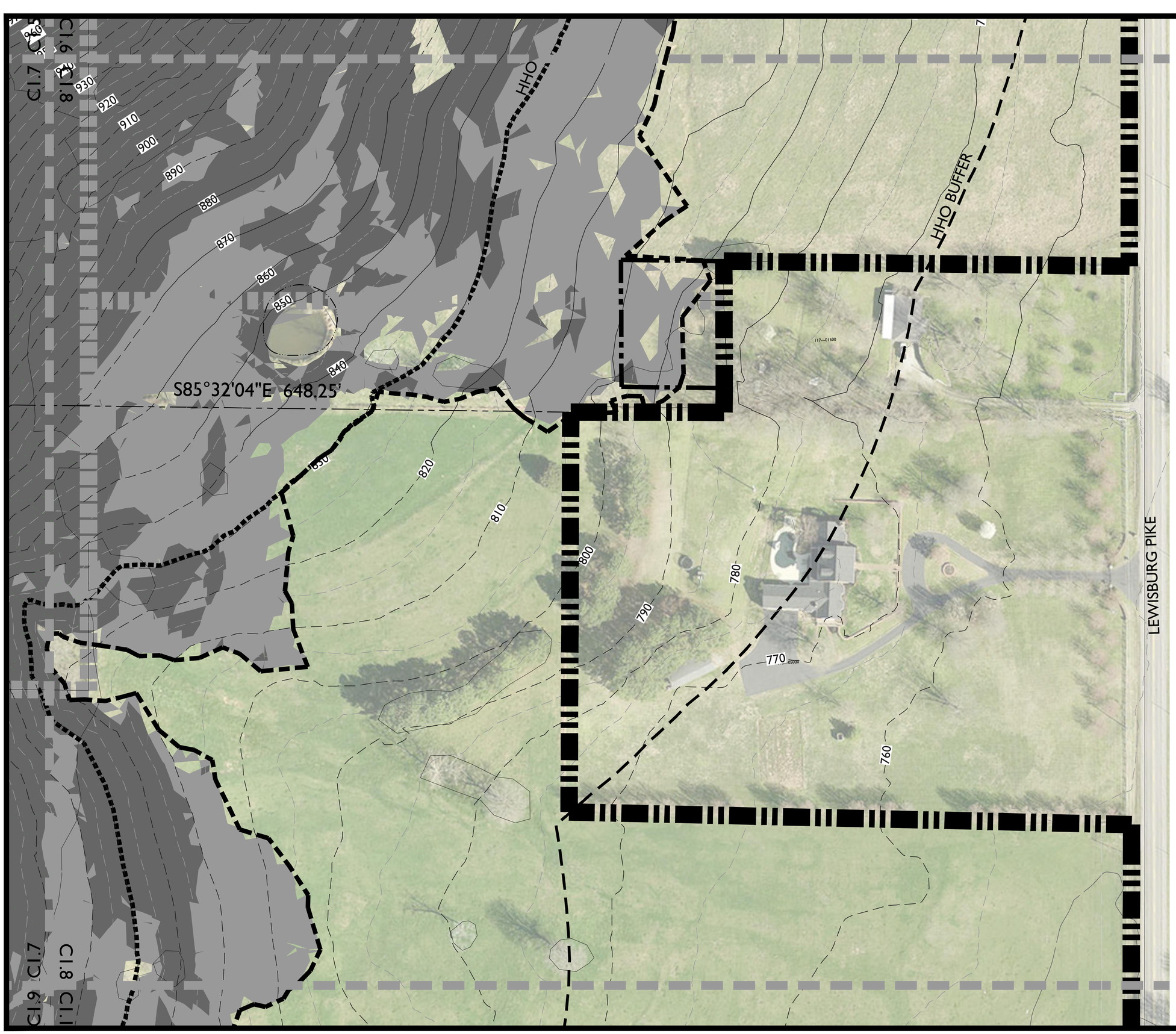

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

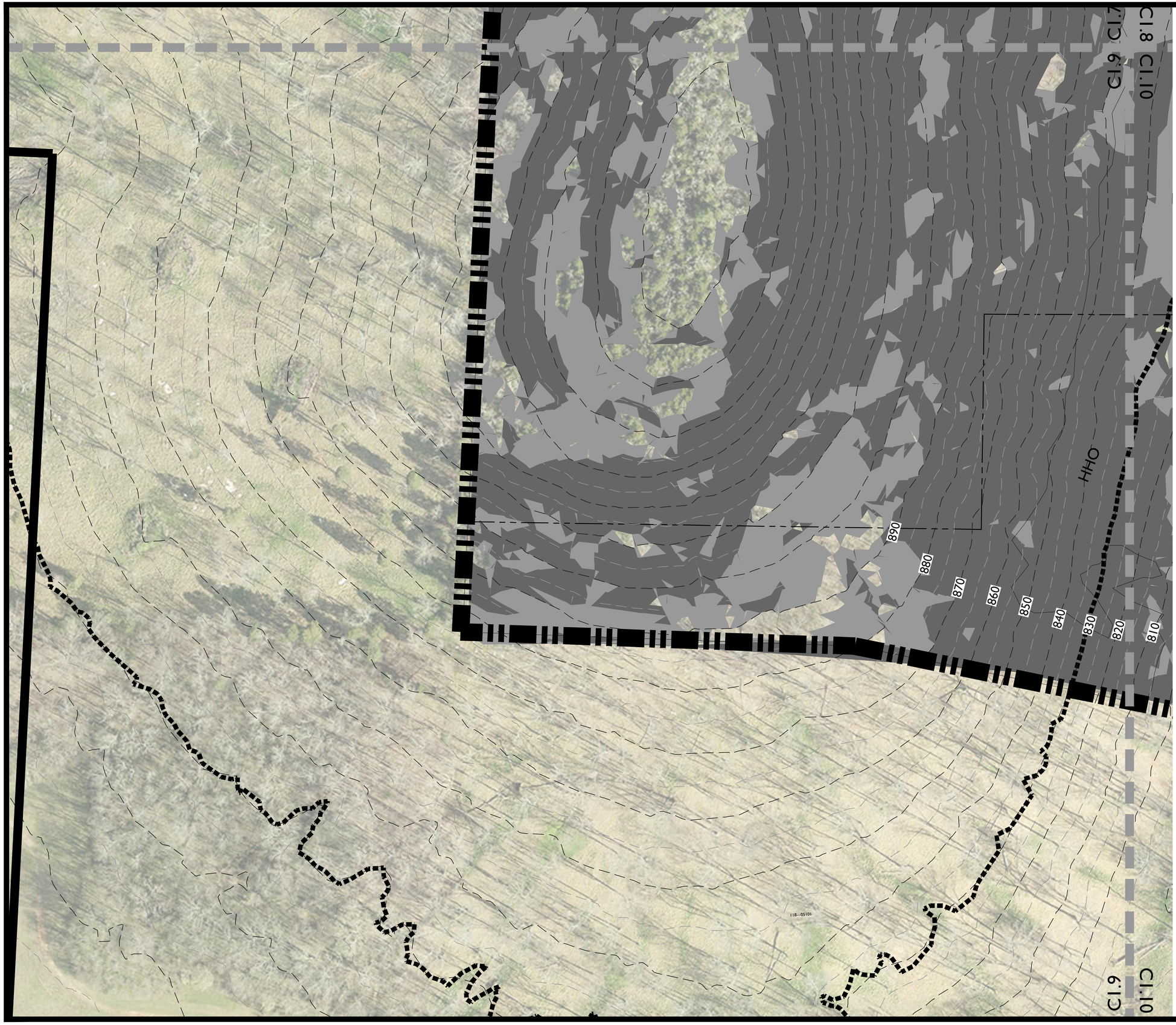
LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8



KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

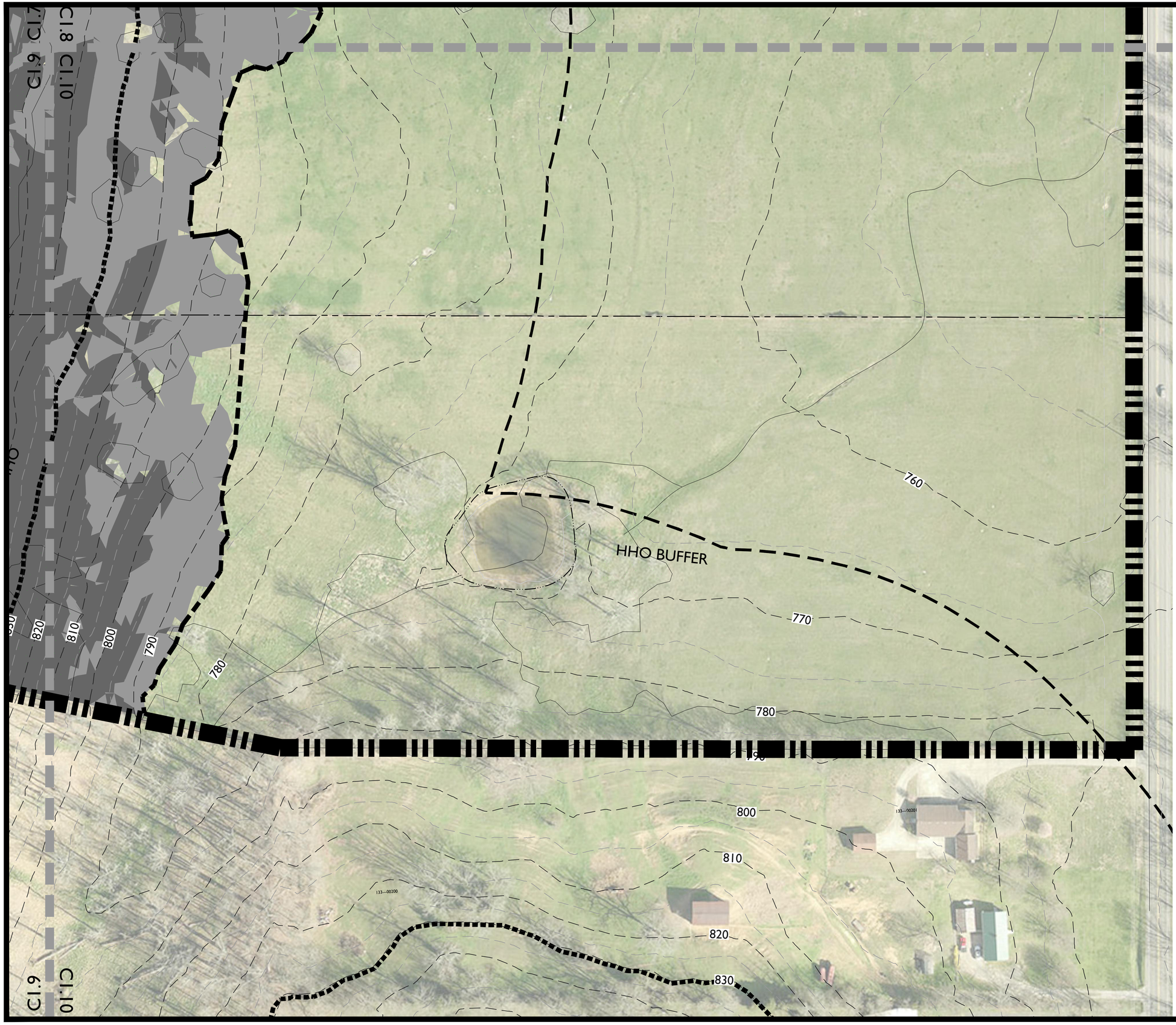
LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9



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0 50 100 150

N

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.10

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01883

DATE: April 19, 2021

TO: Board of Mayor and Aldermen

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Resolution 2021-71, A Resolution To Annex Eight Properties West Of Lewisburg Pike And South Of Goose Creek Bypass, Consisting Of 244.08 Acres, Located West Of Lewisburg Pike And South Of Goose Creek Bypass And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing For June 8, 2021. FMPC 4/22/21, 9-0

PURPOSE:

PROJECT INFORMATION
Applicant: Greg Gamble, GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located between West of Lewisburg Pike and South of Goose Creek Bypass. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property falls into the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study.

The subject properties requesting annexation are within the Conservation Subdivision Design Concept as defined by Envision Franklin. It is the intention of the applicant to develop the property into single-family and attached residential lots. A rezoning and development plan for the subject property are also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-71.

RESOLUTION 2021-71

A RESOLUTION TO ANNEX EIGHT PROPERTIES WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, CONSISTING OF 244.08 ACRES, LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of eight properties located West of Lewisburg Pike and South of Goose Creek Bypass (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-70; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
117-12.00	33.51
117-13.00	21.44
117-14.00	78.13
118-49.00	18.39
118-49.01	35.84
118-50.01	38.57
118-50.02	0.38
133-1.00	17.43
Total	244.08

Law Dept. approved 03.31.21

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

SECTION III. That the annexed Property shall become part of Aldermanic Ward 3.

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/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: _____

Law Dept. approved 03.31.21

RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Ledgebrook Dr
Verbena Dr
Elderdown Ct
Downy Meade Dr
Oberlin Ct
0 500 1,000 2,000
Feet
N
Southvale PUD
Corporate Boundaries
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

LEWISBURG PIKE
PUD SUBDIVISION
ANNEXATION REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCELS

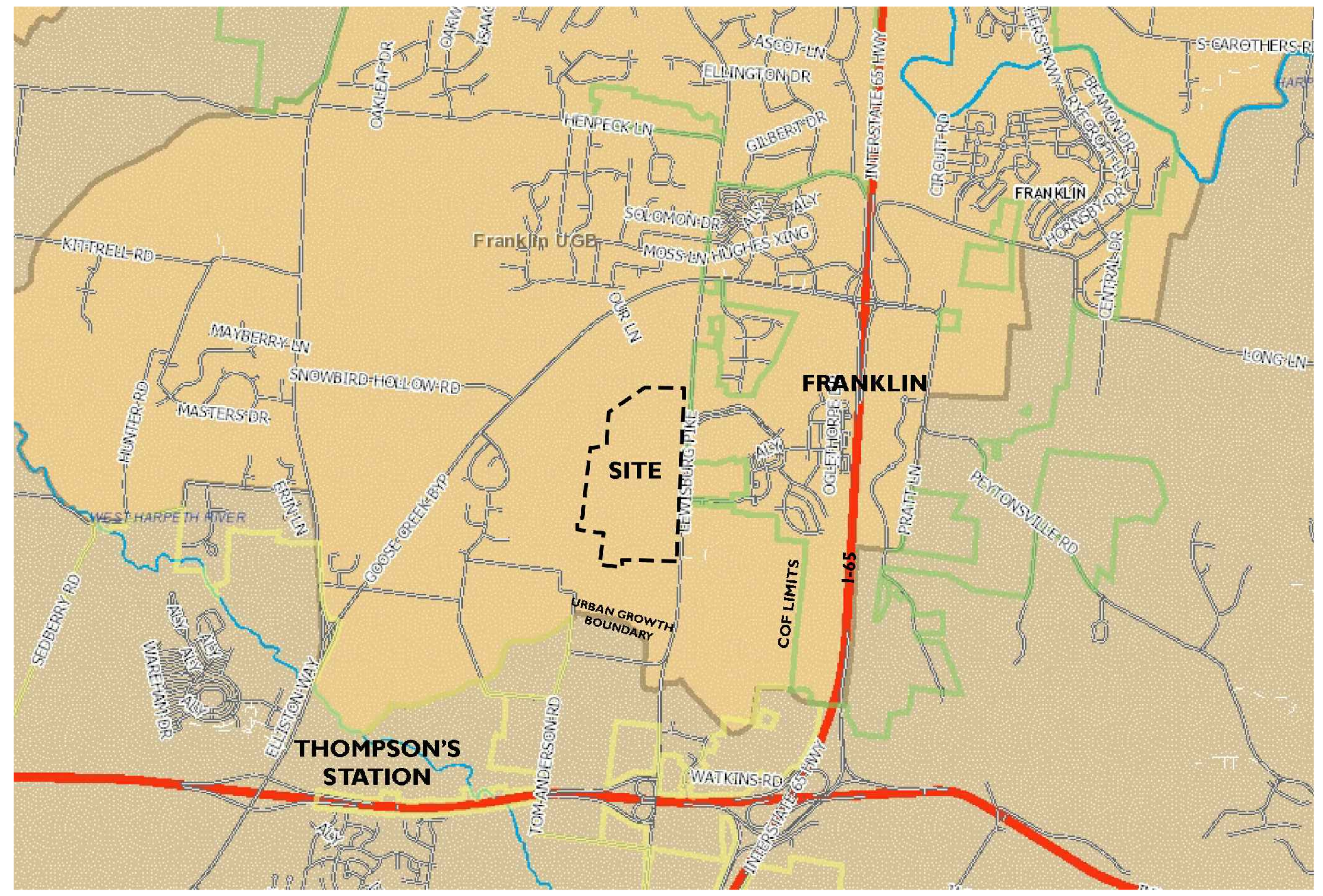
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

LEWISBURG PIKE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	LEWISBURG PIKE PUD SUBDIVISION
COF PROJECT NUMBER:	----
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	243.61 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

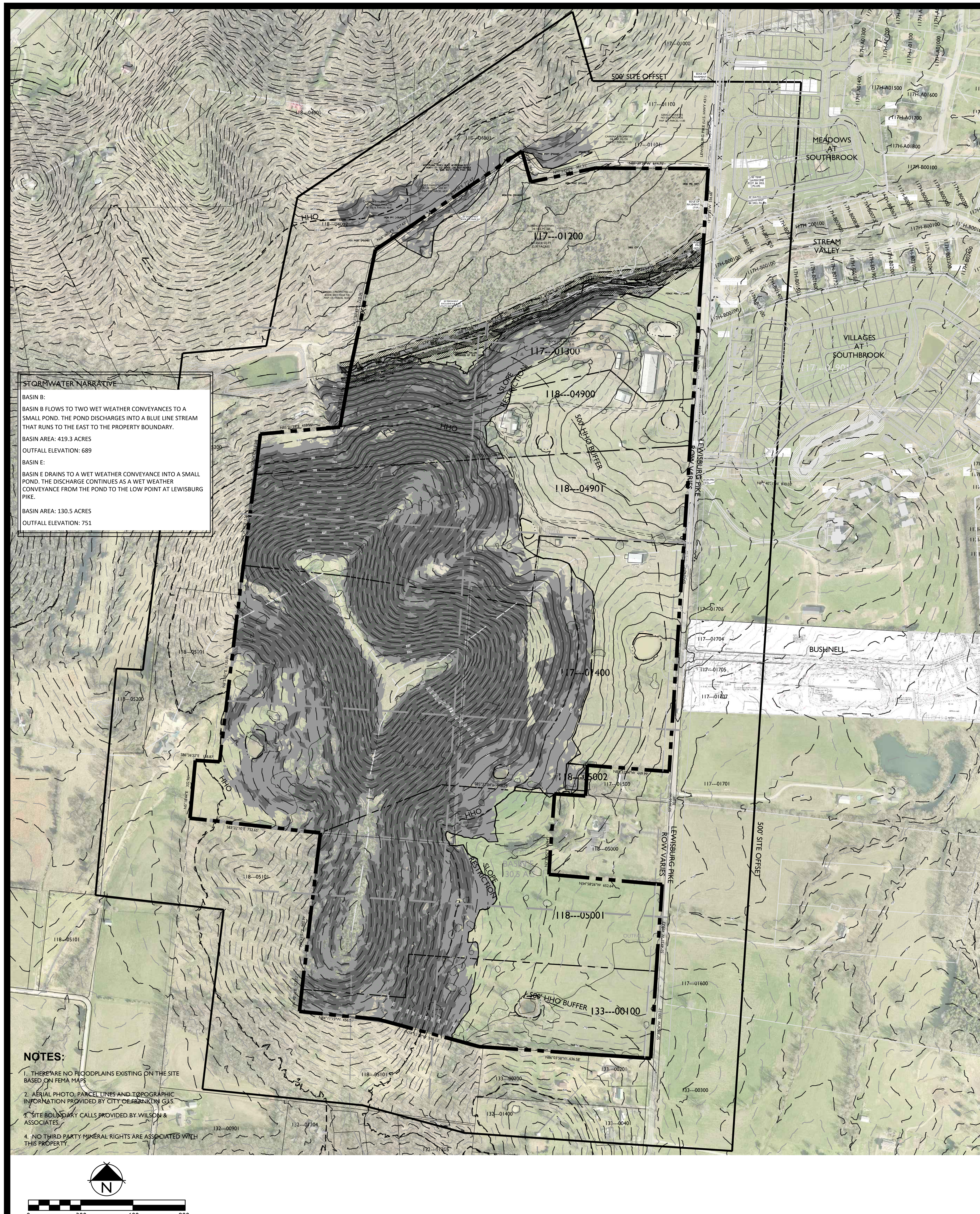
PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

RES 2021-71



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

NOTES:

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SITE DATA CHART

PROJECT NAME:	LEWISBURG PIKE PUD SUBDIVISION
PROJECT NUMBER:	----
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	243.61 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC
OWNER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
DUPLEX:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615. R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,605,025 SF
TOTAL ACRES	116.39 AC	82.76 AC

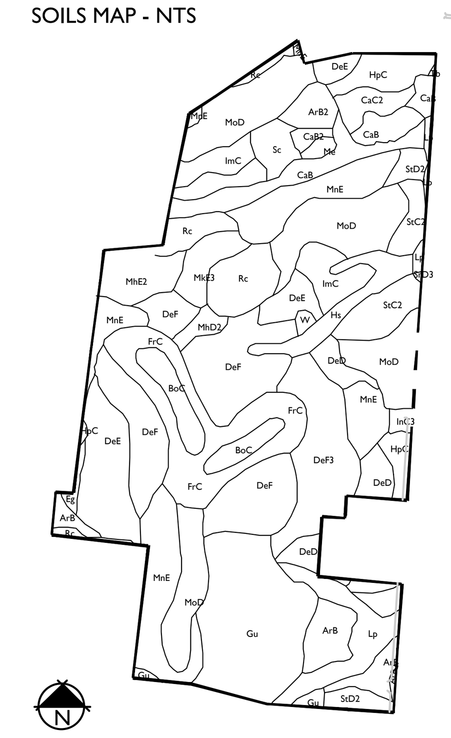
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.7% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,605,025 SF; 82.76 AC (71.1% OF EXISTING)

ADJACENT PROPERTY OWNERS

Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip
133 01815	Pratt Lane	McCord Margaret Ann Crafton	1186 Roy Sellers Rd	Columbia	TN	38401
133 01803	4516 Pratt Lane	VVK Fishpond LLC	1200 Homewood Dt	Franklin	TN	37027
117 04213	Pratt Lane	TRP Farms LLC	1203 Deanna Ct	Franklin	TN	37067
133 01813	Pratt Lane	MDW LLC	1920 Adelicia St #300	Nashville	TN	37212
133 01800	Pratt Lane	Crafton Mary Lucille Edwards	2620 Pratt Rd	Thompson's St	TN	37179
133 01816	Pratt Lane	Turnage Betty Jo Crafton	4225 N Chapel Rd	Franklin	TN	37064
117 04210	4465 Peytonsville Rd	Crutcher Mary Kate Pratt	4465 Peytonsville Rd	Franklin	TN	37064
117 04212	Peytonsville Road	Brakebill Helon Pratt	4471 Peytonsville Rd	Franklin	TN	37064
117 03301	4474 Payetonsville Rd	Maxwell Panzey	4474 Petonsville Rd	Franklin	TN	37064
117 04200	4475 Peytonsville Rd	Brakebill Todd	4475 Peytonsville Rd	Franklin	TN	37064
117 03400	Peytonsville Road	Jordan Thomas A	4500 Peytonsville Rd	Franklin	TN	37064
133 01809	4536 Pratt Lane	Smartt Gary D Etal	4546 Pratt Ln	Franklin	TN	37064
133 01811	4549 Pratt Lane	Turnage William Chad	4549 Pratt Ln	Franklin	TN	37064
133 01814	4540 Pratt Lane	Crafton Dorothy Ann Clark	4562 Peytonsville Rd	Franklin	TN	37064

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----

RES 2021-70
RES 2021-71
SOUTHVALE PUD
PLAN OF SERVICES & ANNEXATION
244.08 ACRES
FMPC 4/22/2021
Site
Goose Creek Bypass
Bushnell Farm Dr
Ledgebrook Dr
Verbena Dr
Oberlin Ct
0 500 1,000 2,000
Feet
N
Southvale PUD
Corporate Boundaries
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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LEWISBURG PIKE

PUD SUBDIVISION
ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCELS

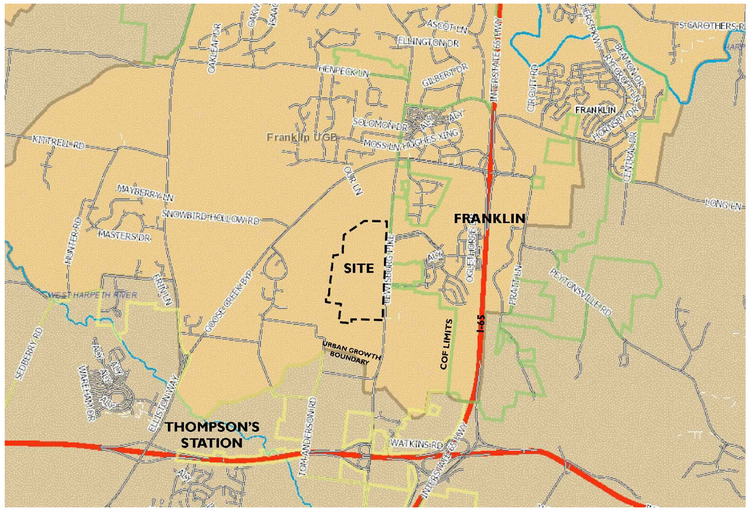
117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706



N NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
543 UNITS x 350 GPD = 190,050 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
543 x 0.25 = 136 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

LEWISBURG PIKE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	LEWISBURG PIKE PUD SUBDIVISION
COF PROJECT NUMBER:	----
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	243.61 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

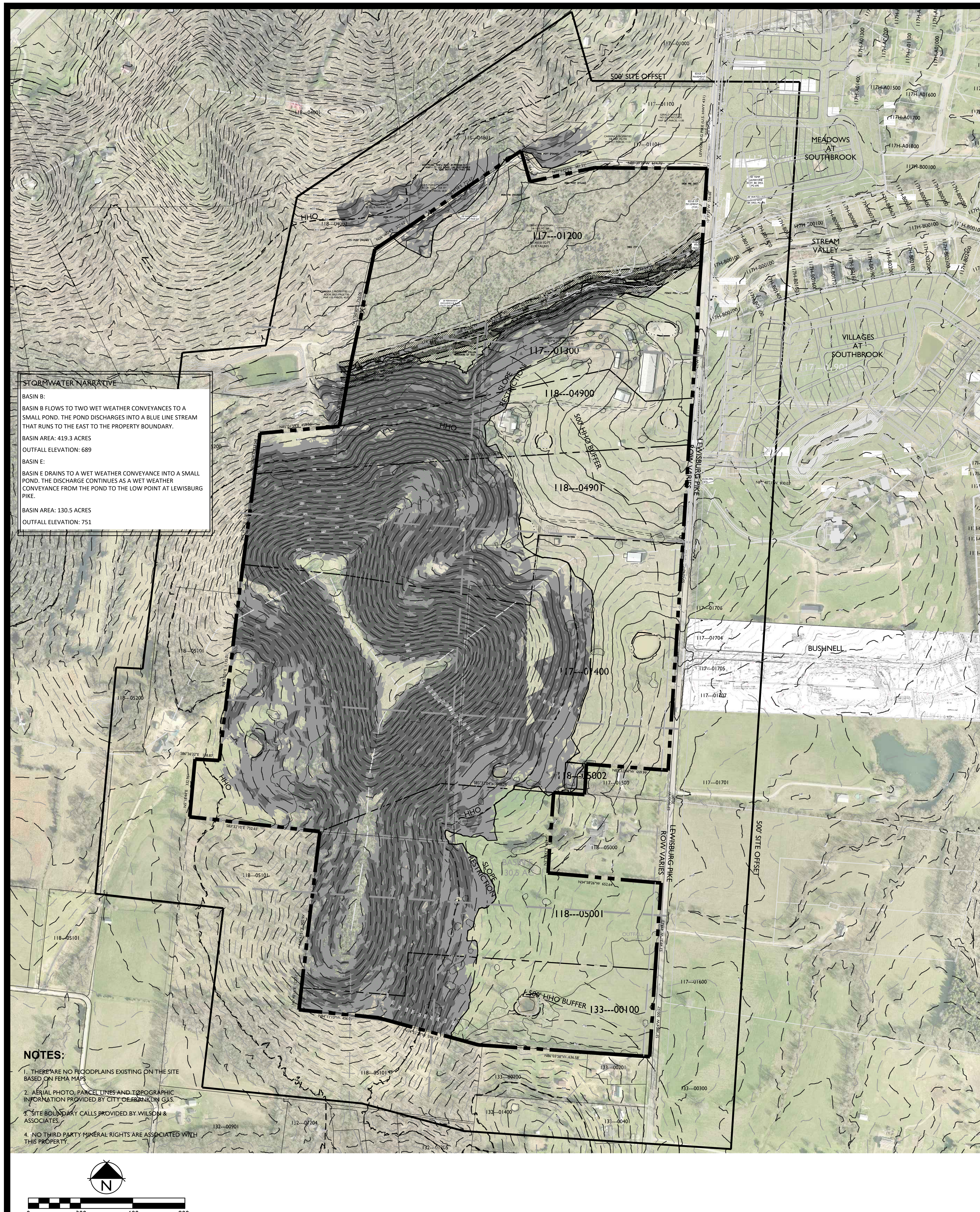
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

PRE-APP SUBMITTAL: 02.22.2021
COF: ----

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

FORD CLASSIC HOMES



SITE DATA CHART

PROJECT NAME:	LEWISBURG PIKE PUD SUBDIVISION
PROJECT NUMBER:	----
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	243.61 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.23 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC
OWNER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
DUPLEX:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615. R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,611,594 SF (243.61 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,605,025 SF
TOTAL ACRES	116.39 AC	82.76 AC

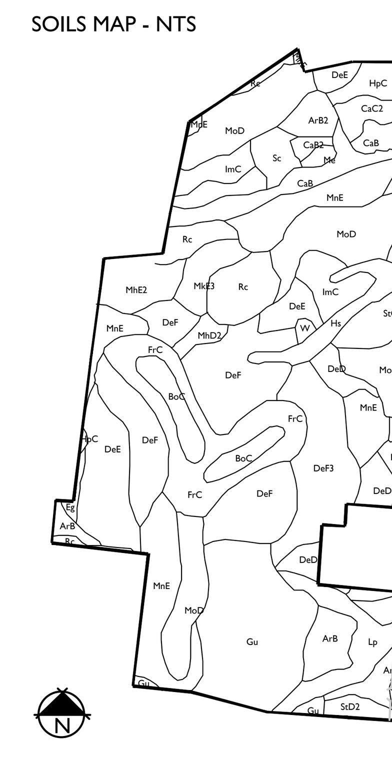
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.7% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,605,025 SF; 82.76 AC (71.1% OF EXISTING)

ADJACENT PROPERTY OWNERS

Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip
133 01815	Pratt Lane	McCord Margaret Ann Crafton	1186 Roy Sellers Rd	Columbia	TN	38401
133 01803	4516 Pratt Lane	VVK Fishpond LLC	1200 Homewood Dt	Franklin	TN	37027
117 04213	Pratt Lane	TRP Farms LLC	1203 Deanna Ct	Franklin	TN	37067
133 01813	Pratt Lane	MDW LLC	1920 Adelicia St #300	Nashville	TN	37212
133 01800	Pratt Lane	Crafton Mary Lucille Edwards	2620 Pratt Rd	Thompson's St	TN	37179
133 01816	Pratt Lane	Turnage Betty Jo Crafton	4225 N Chapel Rd	Franklin	TN	37064
117 04210	4465 Peytonsville Rd	Crutcher Mary Kate Pratt	4465 Peytonsville Rd	Franklin	TN	37064
117 04212	Peytonsville Road	Brakebill Helon Pratt	4471 Peytonsville Rd	Franklin	TN	37064
117 03301	4474 Payetonsville Rd	Maxwell Panzey	4474 Petonsville Rd	Franklin	TN	37064
117 04200	4475 Peytonsville Rd	Brakebill Todd	4475 Peytonsville Rd	Franklin	TN	37064
117 03400	Peytonsville Road	Jordan Thomas A	4500 Peytonsville Rd	Franklin	TN	37064
133 01809	4536 Pratt Lane	Smartt Gary D Etal	4546 Pratt Ln	Franklin	TN	37064
133 01811	4549 Pratt Lane	Turnage William Chad	4549 Pratt Ln	Franklin	TN	37064
133 01814	4540 Pratt Lane	Crafton Dorothy Ann Clark	4562 Peytonsville Rd	Franklin	TN	37064

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

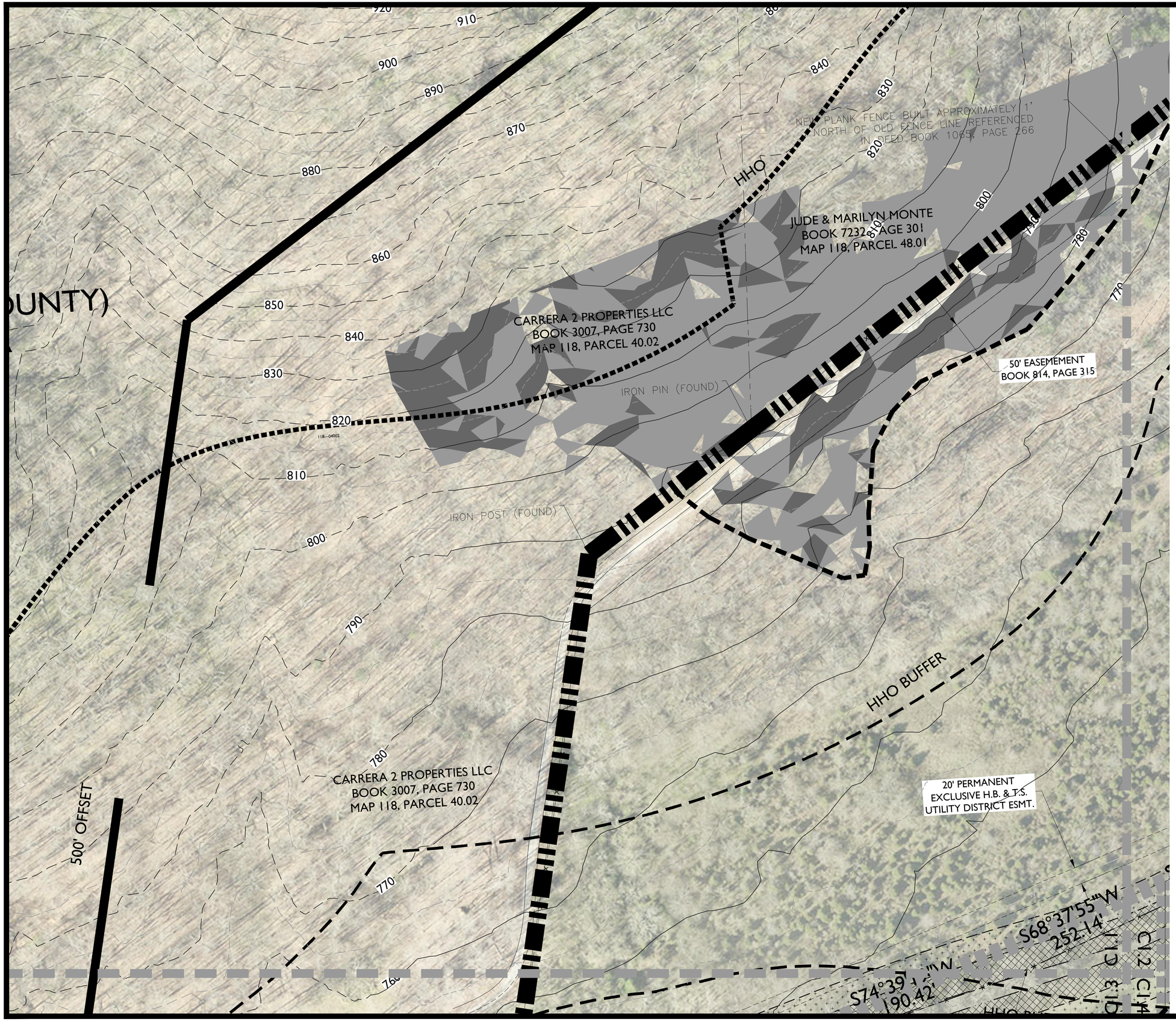
Franklin, Williamson County, Tennessee

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF ----



KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

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2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

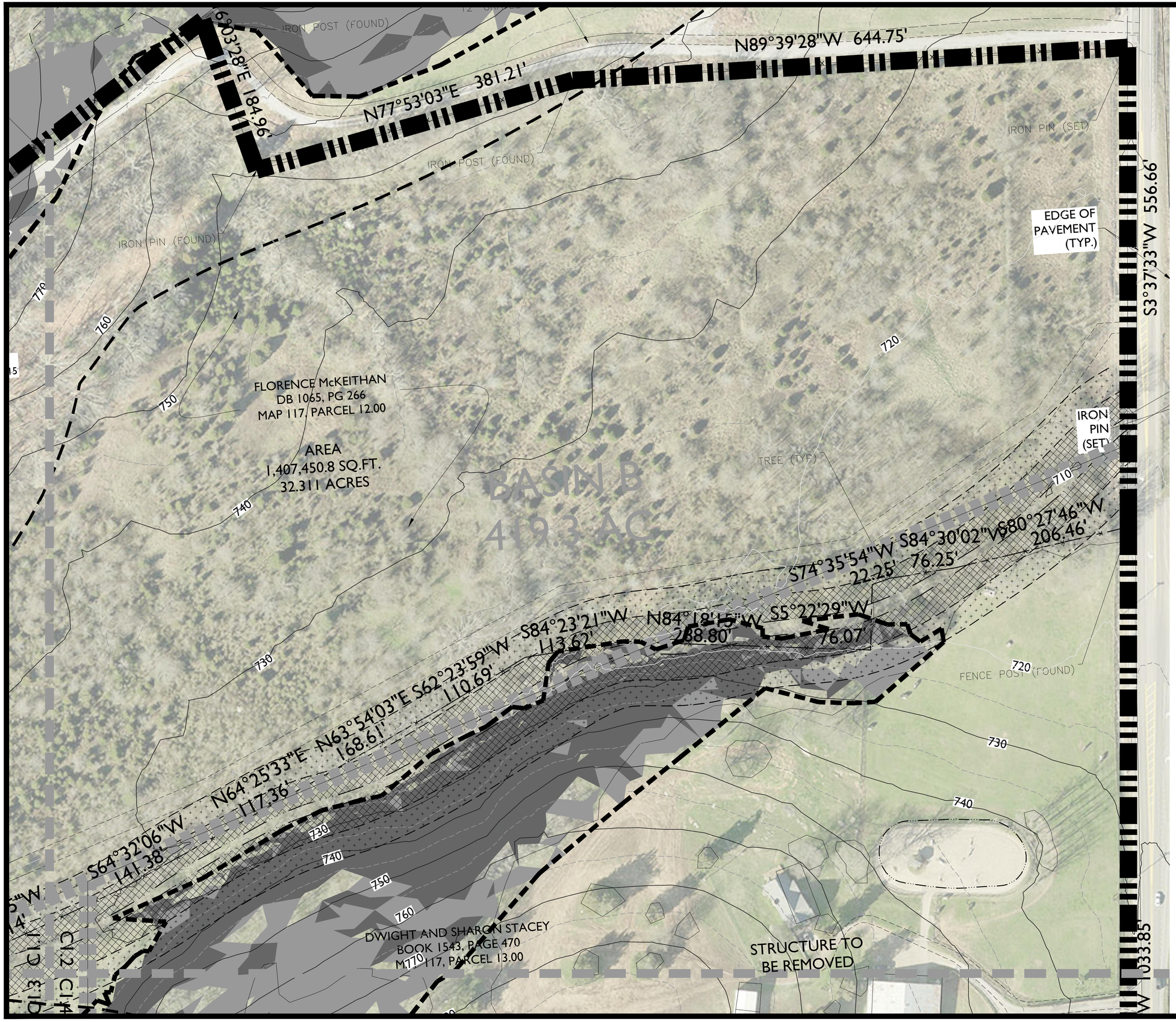
LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.1



KEY

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- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

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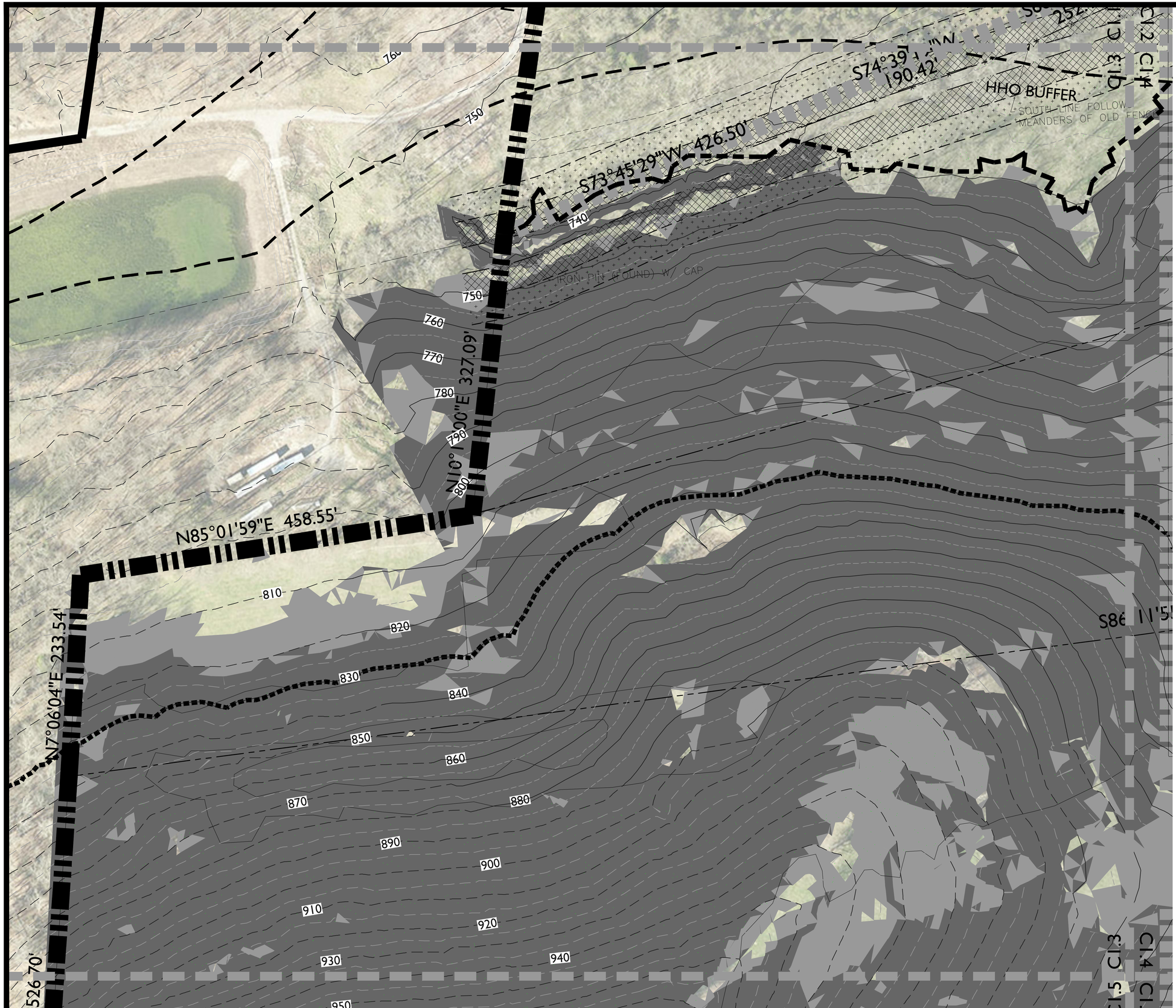
3. _____
4. _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2



KEY

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- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

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EXISTING CONDITIONS ENLARGEMENT

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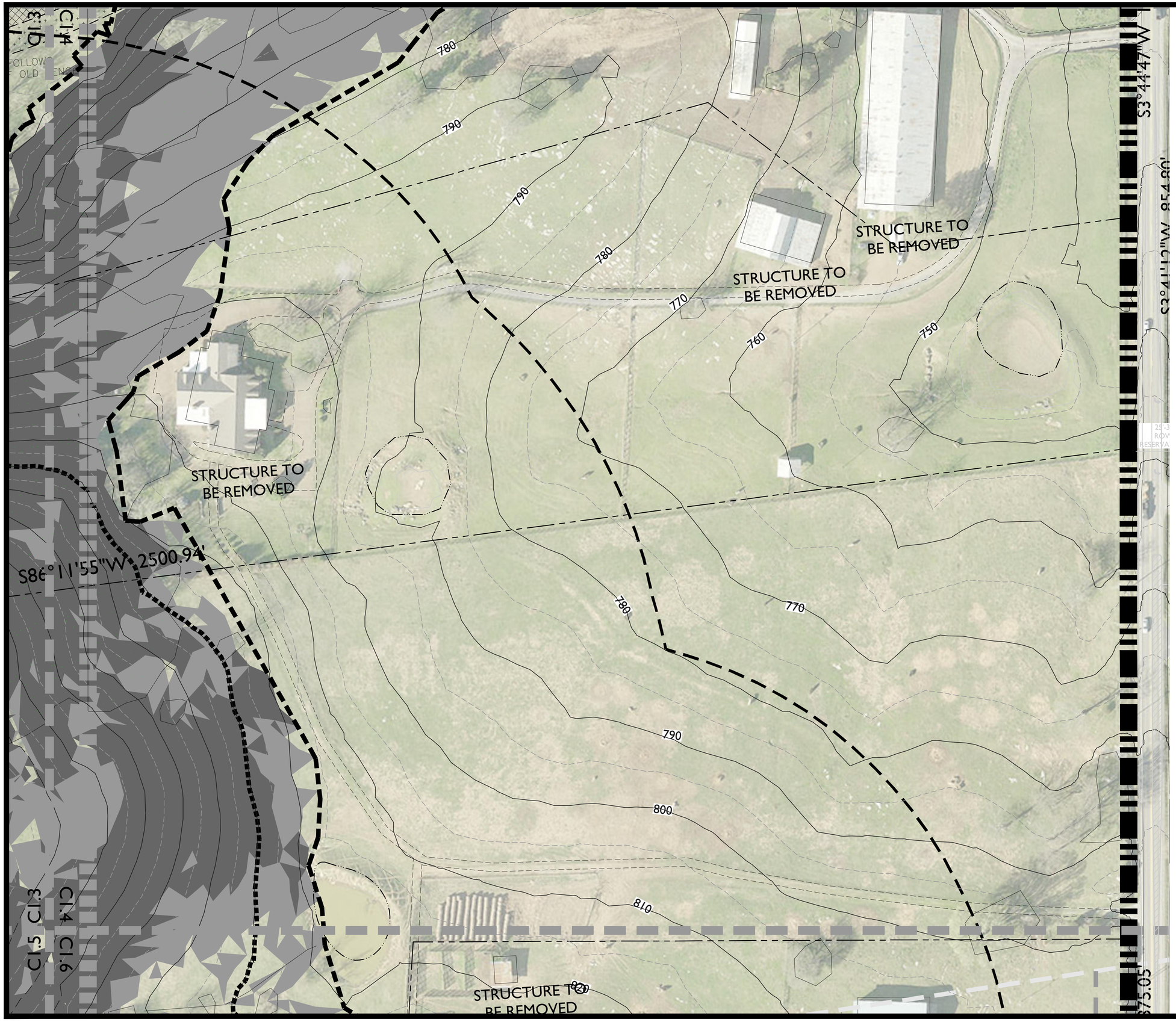

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

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EXISTING CONDITIONS ENLARGEMENT

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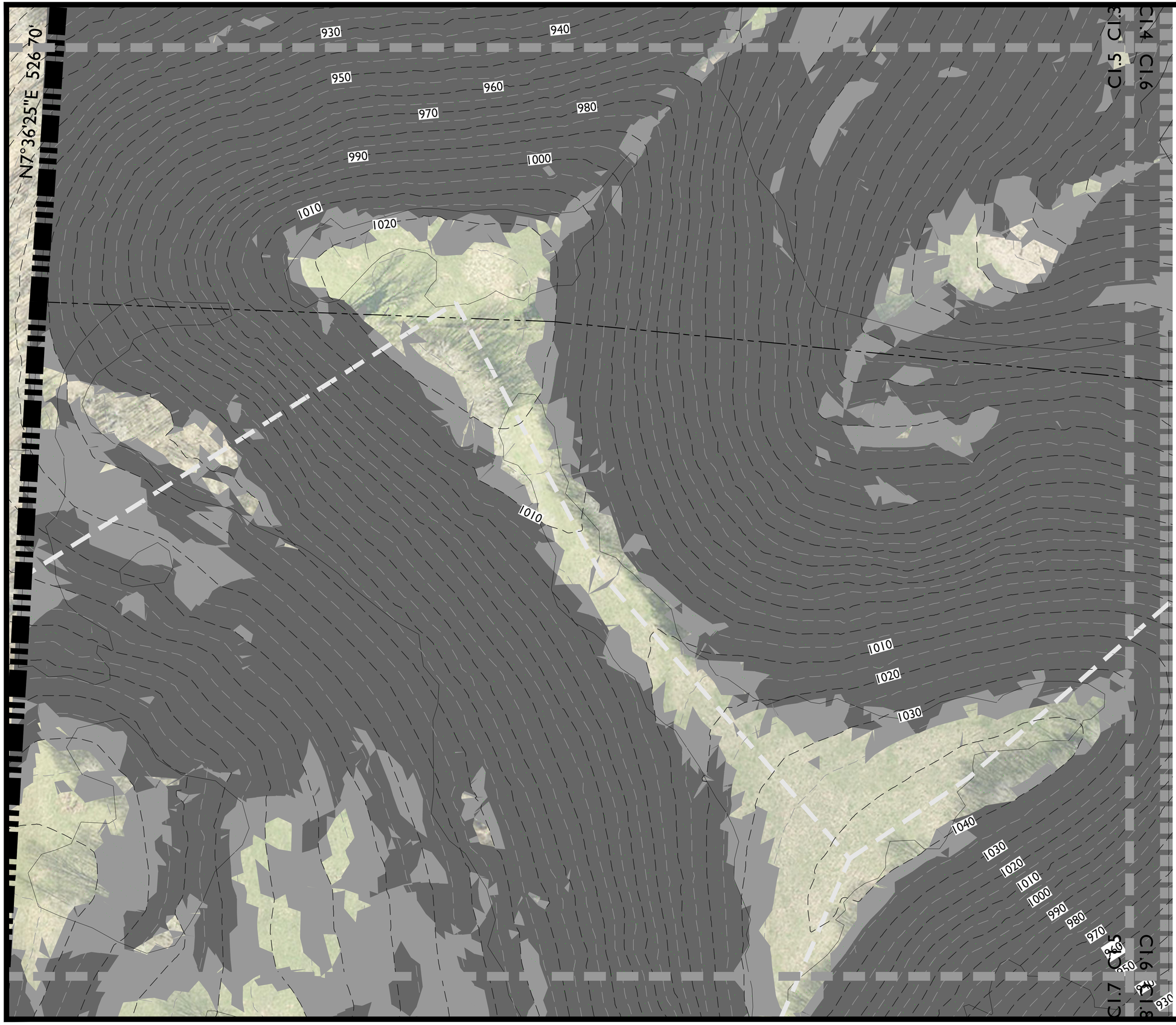

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
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LEWISBURG PIKE PUD SUBDIVISION
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Revision Date

EXISTING CONDITIONS ENLARGEMENT

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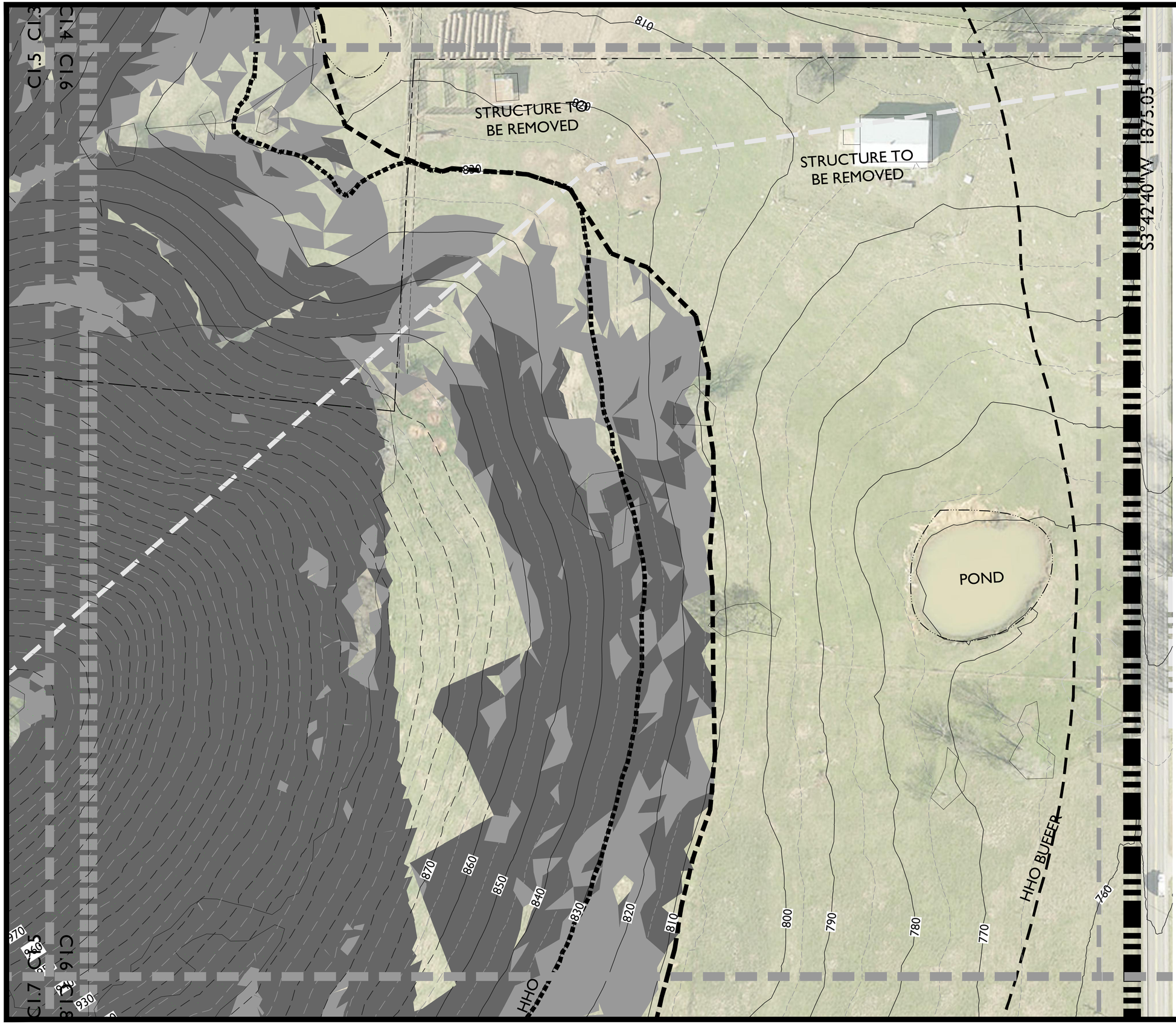

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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GDC
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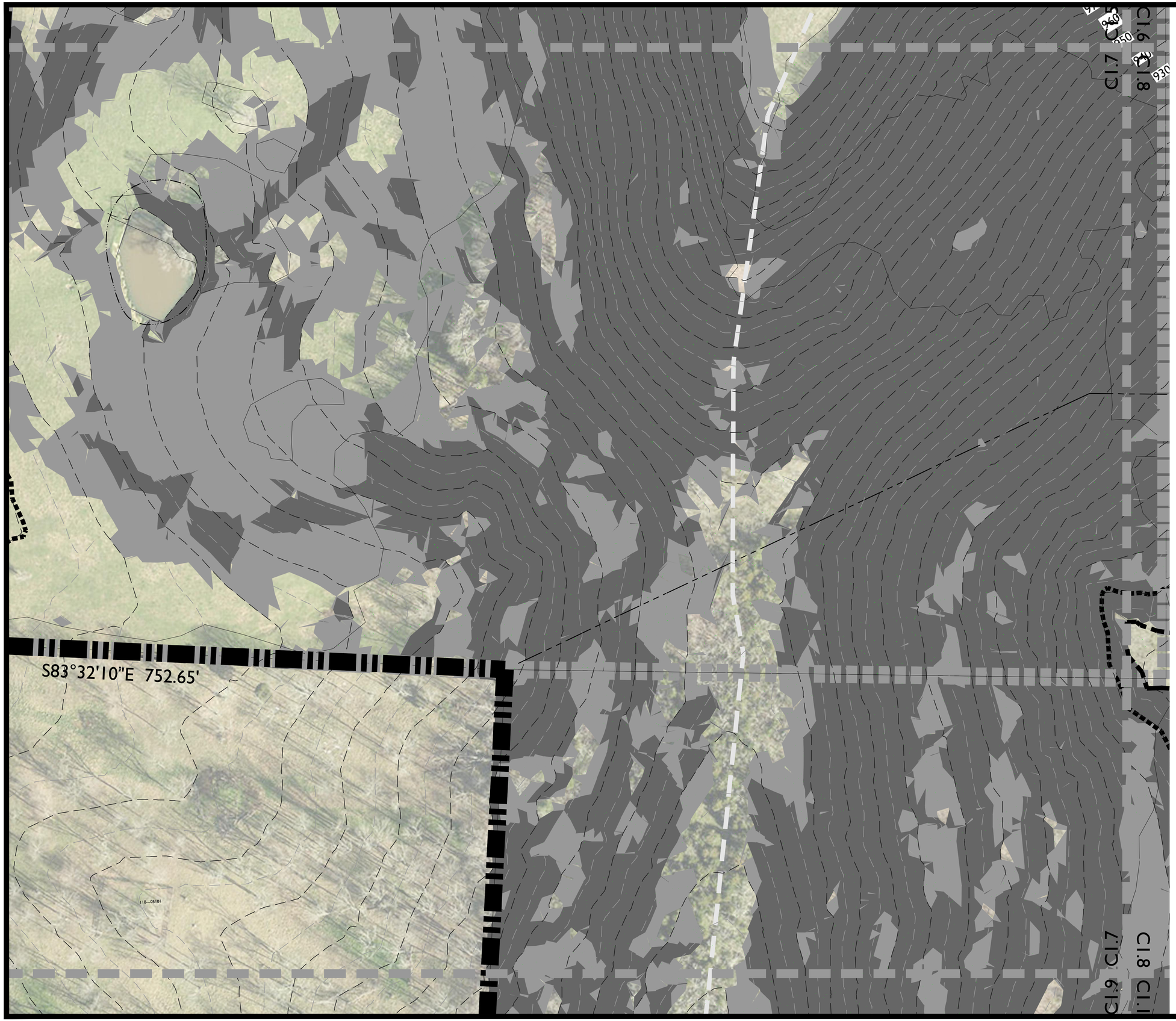
LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.6



KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

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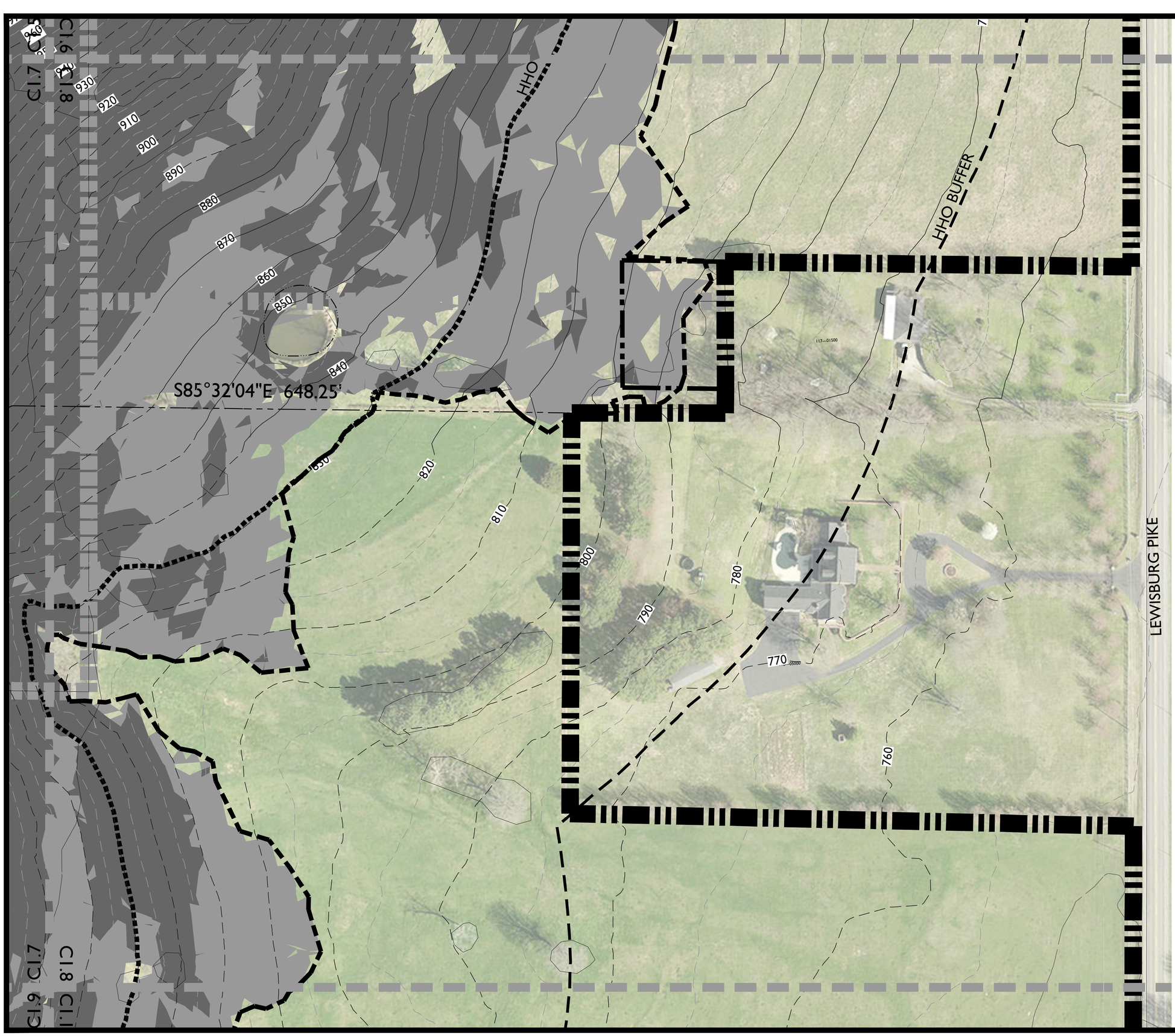
Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.7



KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

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0 50 100 150

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION
ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
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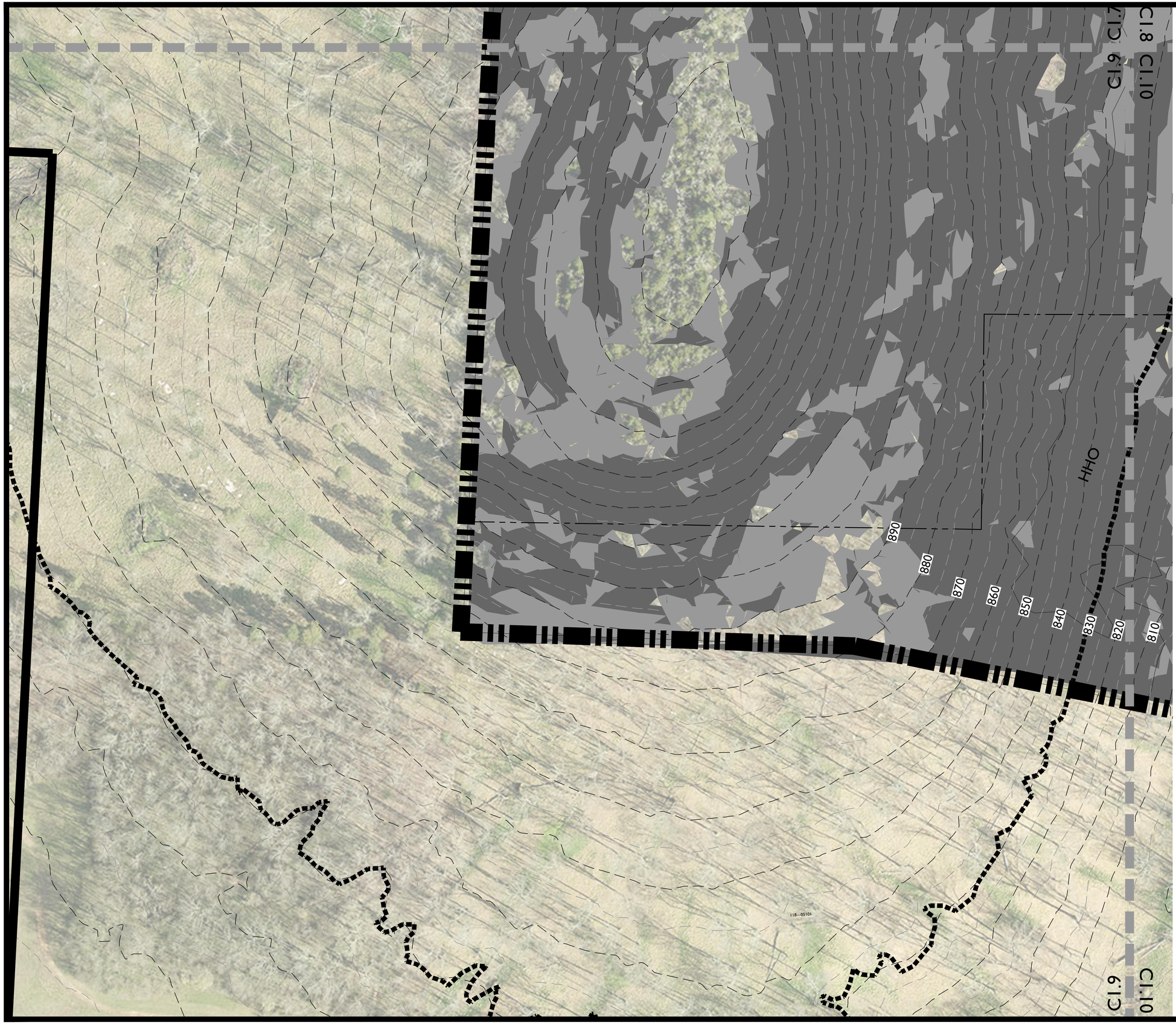

KEY

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- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
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NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

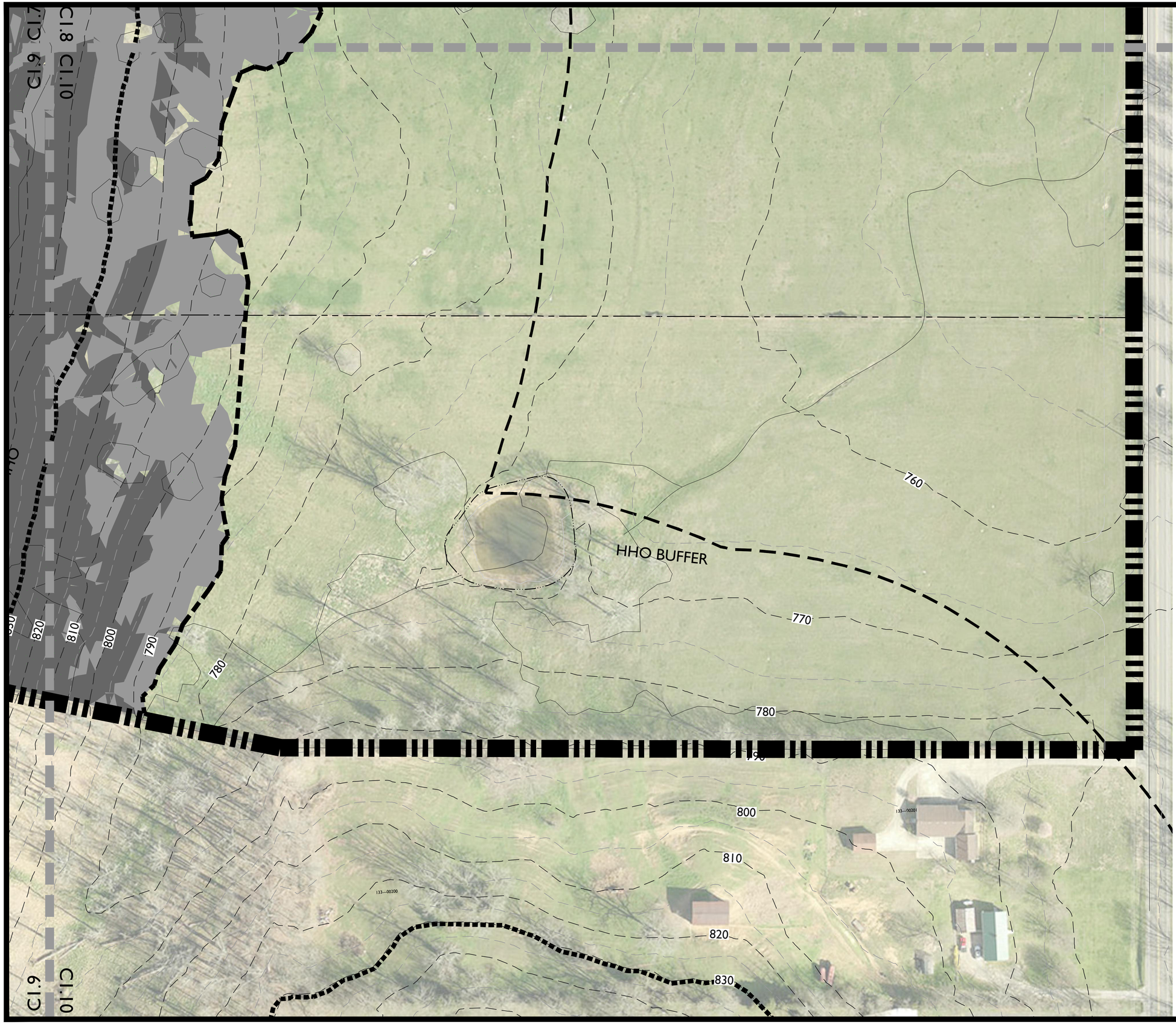
LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.9



KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LEWISBURG PIKE PUD SUBDIVISION ANNEXATION REQUEST

Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.10

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01884

DATE: April 19, 2021

TO: Board of Mayor and Aldermen

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-08, An Ordinance To Zone 244.08 Acres To Planned (PD 2.09) District, Scenic Corridor Overlay (SCO) District, Hillside Hillcrest Overlay (HHO) District, For Property Located West Of Lewisburg Pike And South Of Goose Creek Bypass, (Southvale PUD Subdivision). Establishing A Public Hearing For June 8, 2021.
FMPC 4/22/21, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7494
Applicant: Greg Gamble
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone approximately 244 acres as Planned (PD 2.09) District to accommodate the proposed Southvale PUD Subdivision. Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." Envision Franklin further states that, "Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The applicant is proposing 512 total dwelling units through a variety of single-family, duplex, and multiplex building types for a density of 2.09 dwelling units per acre. The associated development plan also preserves the recommended 50 percent open space.

PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-08.

ORDINANCE 2021-08

AN ORDINANCE TO ZONE 244.08 ACRES TO PLANNED (PD 2.09) DISTRICT, SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, (SOUTHVALE PUD SUBDIVISION).

WHEREAS, Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of property located West of Lewisburg Pike and South of Goose Creek Bypass (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021-70 and Resolution 2021-71; and

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

WHEREAS, the Planned (PD 2.09) district, Scenic Corridor Overlay (SCO) District, and Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2021-72, 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 (FMPC).

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, zoned the following: Planned (PD 2.09) district, Scenic Corridor Overlay (SCO) District, and Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
117-12.00	33.51
117-13.00	21.44
117-14.00	78.13
118-49.00	18.39
118-49.01	35.84
118-50.01	38.57
118-50.02	0.38
133-1.00	17.43
Total	244.08

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

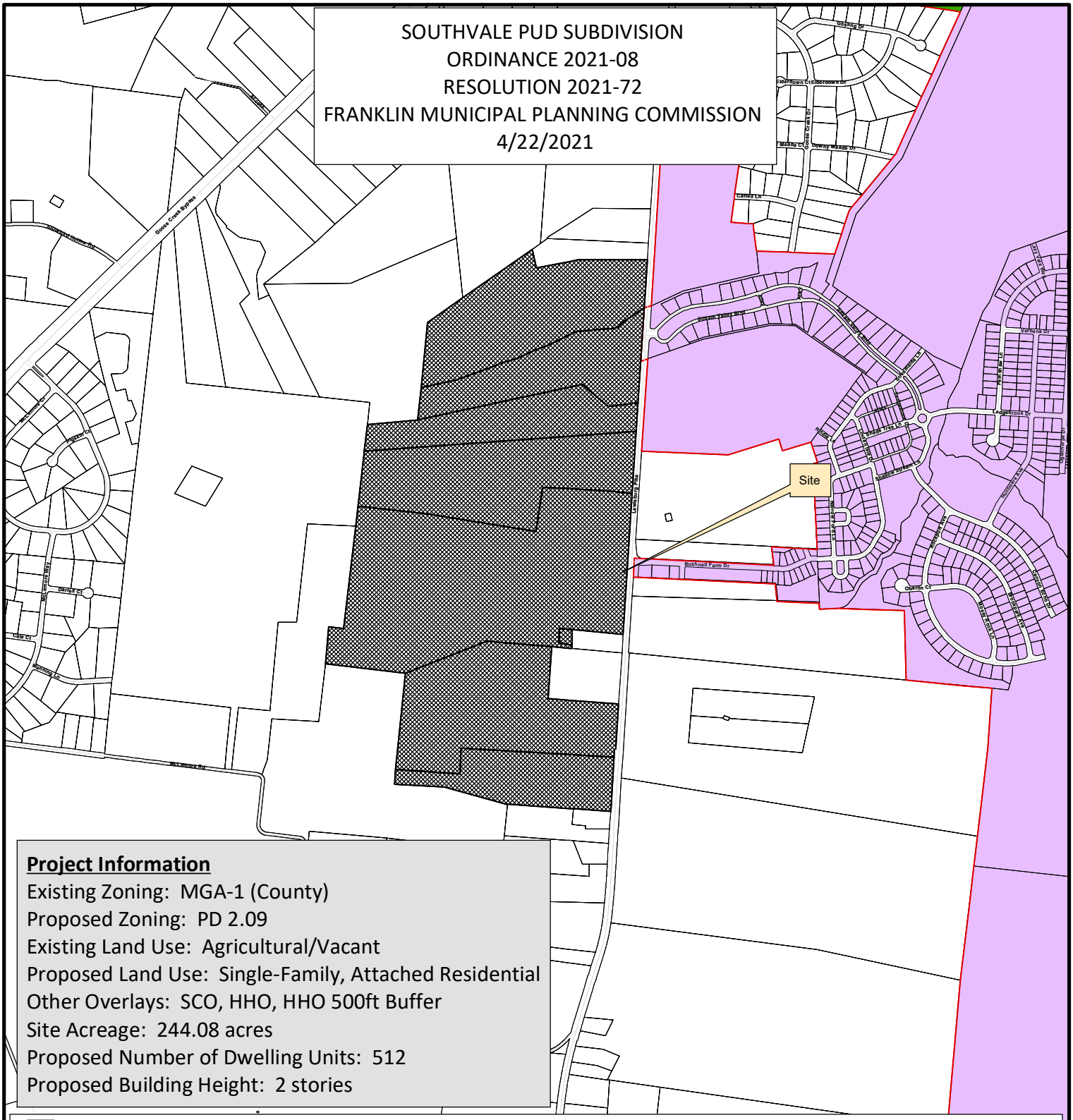
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

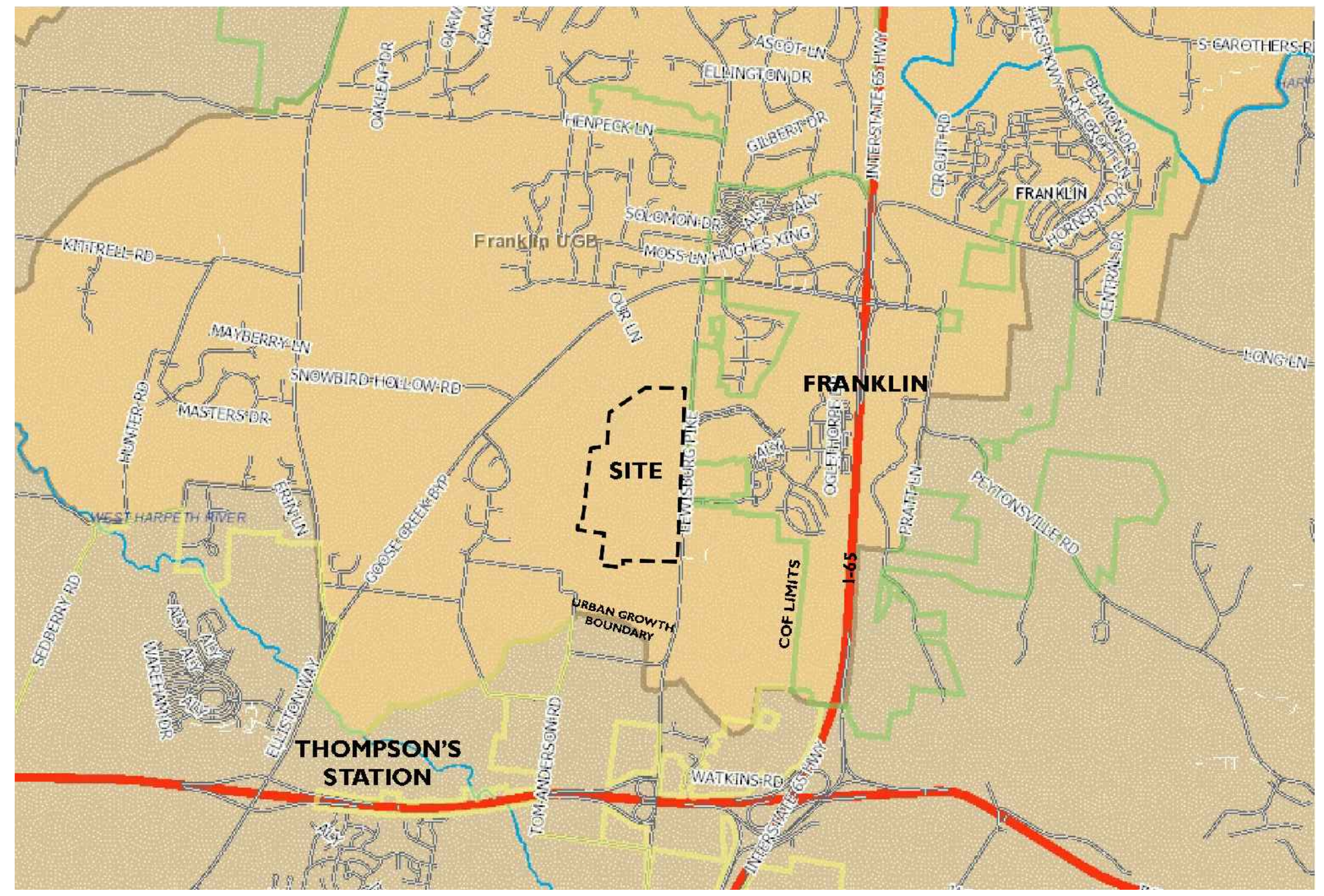
PASSED SECOND READING: _____

PASSED THIRD READING: _____


SOUTHVALE PUD SUBDIVISION
ORDINANCE 2021-08
RESOLUTION 2021-72
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
Site
Bushnell Farm Dr
Leiper's Fork Rd
Goose Creek Bypass
Southvale Pl
Southvale Dr
Southvale Ct
Southvale Trce
Southvale Cir
Southvale Way
Southvale Park Dr
Southvale Park Ct
Southvale Park Cir
Southvale Park Way
Southvale Park Trce
Southvale Park Pl
Southvale Park Ln
Southvale Park Blvd
Southvale Park Ave
Southvale Park Loop
Southvale Park Crossing
Southvale Park Run
Southvale Park Path
Southvale Park Terrace
Southvale Park Circle
Southvale Park Square
Southvale Park Plaza
Southvale Park Commons
Southvale Park Meadows
Southvale Park Woods
Southvale Park Hills
Southvale Park Valley
Southvale Park Ridge
Southvale Park Creek
Southvale Park Lake
Southvale Park Pond
Southvale Park Trail
Southvale Park Walk
Southvale Park Way
Southvale Park Drive
Southvale Park Court
Southvale Park Circle
Southvale Park Terrace

SOUTHVALE
REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

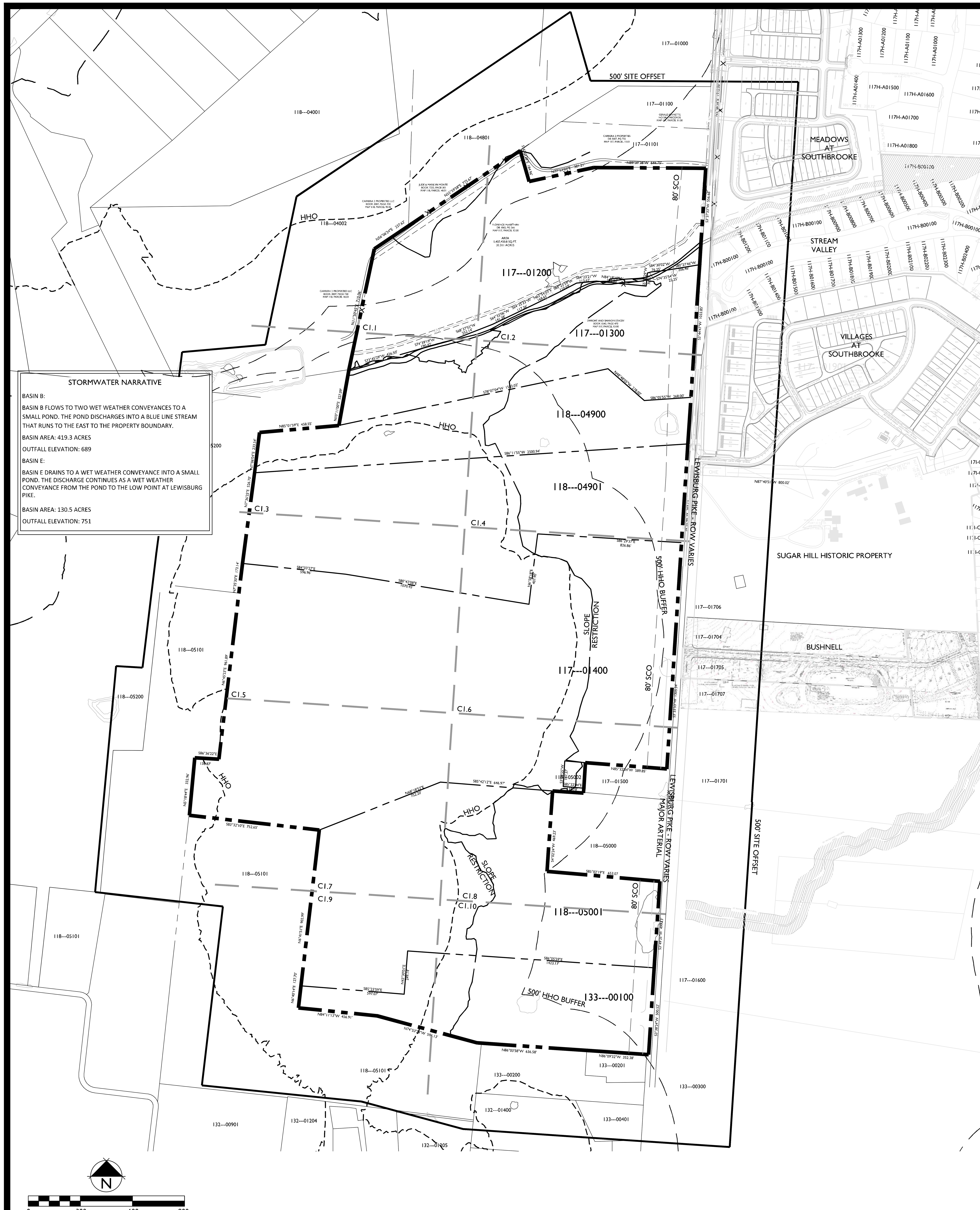
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4-1-21

SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROP STREET	OWNER 1	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
102 STREAM VALLEY BLVD	ERWIN ALBERT SIDNEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN	37064
1456 LEWISBURG PK	JENNETT GERALD	103 BATTLEFIELD DR	FRANKLIN	TN	37064
103 STREAM VALLEY BLVD	SISK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN	37064
104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN	37064
105 STREAM VALLEY BLVD	DICKEY KEVIN	105 STREAM VALLEY BLVD	FRANKLIN	TN	37064
107 STREAM VALLEY BLVD	SEIDQI ABDUL K	107 STREAM VALLEY DR	FRANKLIN	TN	37046
106 STREAM VALLEY BLVD	WATKINS CURTIS DEWAYNE	110 STREAM VALLEY BLVD	FRANKLIN	TN	37064
2694 MCLEMORE RD	LEVINE LAWRENCE E	111 VAUGHNS GAP RD	NASHVILLE	TN	37205
STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN	37064
MCLEMORE RD	MCLEMORE C K	1211 16TH AVE S	NASHVILLE	TN	37212
1446 LEWISBURG PK	DONNER SUZANNE ELLIOT	1446 LEWISBURG PK	FRANKLIN	TN	37064
1480 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1490 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1495 LEWISBURG PK	TOULON JANICE BATES	1495 LEWISBURG PIKE	FRANKLIN	TN	37064
1511 LEWISBURG PK	BATES WALTER T	1495 LEWISBURG PK	FRANKLIN	TN	37064
1521 LEWISBURG PK	EGBERT TIMOTHY	1521 LEWISBURG PARK	FRANKLIN	TN	37064
1532 LEWISBURG PK	HOOD JAMES WILLIAM	1532 LEWISBURG PK	FRANKLIN	TN	37064
1533 LEWISBURG PK	WESTBROOK STEVEN P	1533 LEWISBURG PK	FRANKLIN	TN	37064
1560 LEWISBURG PK	SAVVY HOME STAGINGS AND REDESIGN L	1560 LEWISBURG PK	FRANKLIN	TN	37064
1564 LEWISBURG PK	MCGEE GERALD L LE	1564 LEWISBURG PK	FRANKLIN	TN	37064
1572 LEWISBURG PK	WILLIAMS JACK B LE	1572 LEWISBURG PK	FRANKLIN	TN	37064
1573 LEWISBURG PK	KOELLEIN COMMUNITY PROP TRUST	1573 LEWISBURG PIKE	FRANKLIN	TN	37064
1578 LEWISBURG PK	LANGLEY JOHN TYREE	1584 LEWISBURG PK	FRANKLIN	TN	37064
HARPETH-PEYT RD	HILLS TENNESSEE LLC	2381 EAST VINA DEL MAR BLVD	ST PETE BEACH	FL	33706
GOOSE CREEK BY-PASS	CARRERA 2 PROP LLC	2412 EUGENIA AVE	NASHVILLE	TN	37211
2487 GOOSE CREEK BY-PASS	MONTE JUDE AND MARILYN LIVING TRUST	2487 GOOSE CREEK BY PASS	FRANKLIN	TN	37064
2698 MCLEMORE RD	2698 MCLEMORE ROAD TRUST	2698 MCLEMORE RD	FRANKLIN	TN	37064
2720 MCLEMORE RD	CREAGER PENNIE	2718 MCLEMORE RD	FRANKLIN	TN	37064
1538 LEWISBURG PK	KS WAVES LLC	2800 MERCHANT DR	KNOXVILLE	TN	37912
1445 LEWISBURG PK	PRATT MARVIN H FAMILY LP	3824 NEW HWY 96 W	FRANKLIN	TN	37064
1042 BUSHNELL FARM DR	STREAM VALLEY FRANKLIN LLC	390 MALLORY STATION RD #106	FRANKLIN	TN	37067
2704 MCLEMORE RD	SONIA FAMILY TRUST	4038 CLOVERCROFT RD	FRANKLIN	TN	37067
HARPETH-PEYT RD	MCKEITHAN FLORENCE E H	4416 BEEKMAN DR	NASHVILLE	TN	37215
LEWISBURG PIKE	SOUTHBROOKE LLC	554 FRANKLIN RD	FRANKLIN	TN	37069
2497 GOOSE CREEK BY-PASS	MERCYME INC	PO BOX 680175	FRANKLIN	TN	37068

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

TREE CANOPY RETENTION

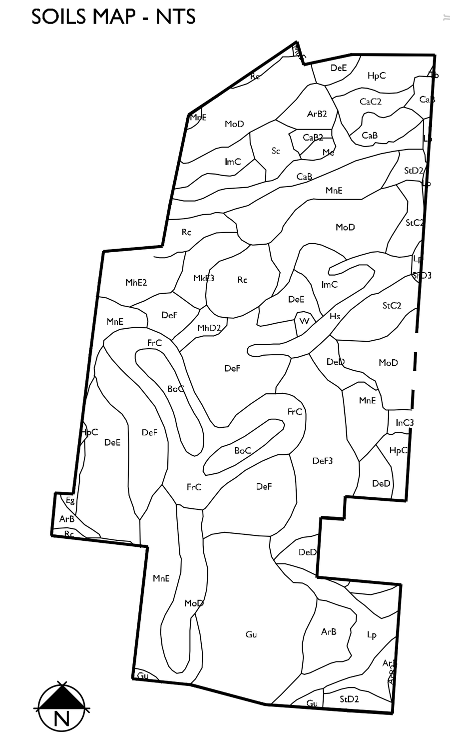
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498 SF; 83.43 AC (72.5% OF EXISTING)

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

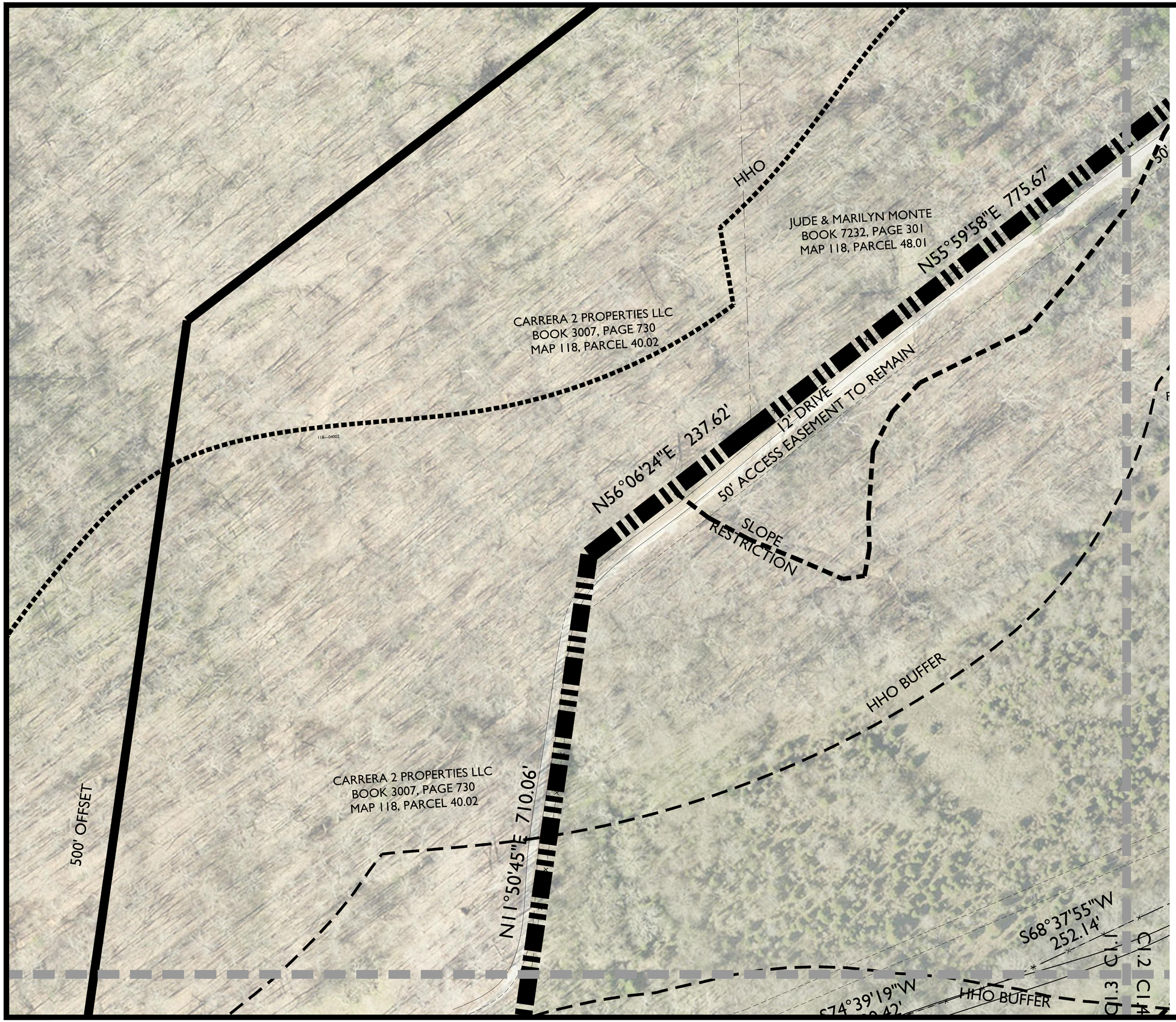
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7494



*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

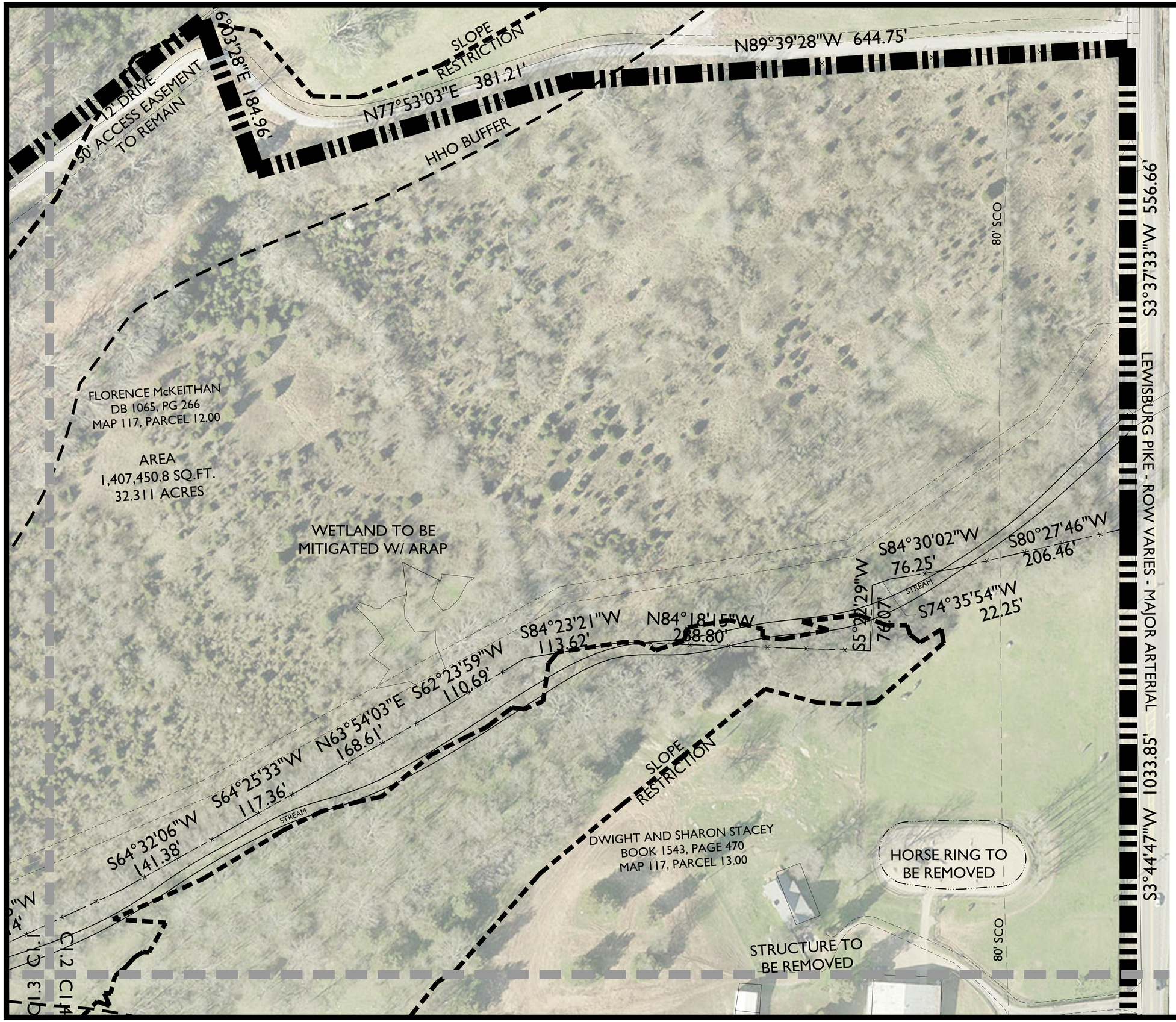
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1



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0 50 100 150

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

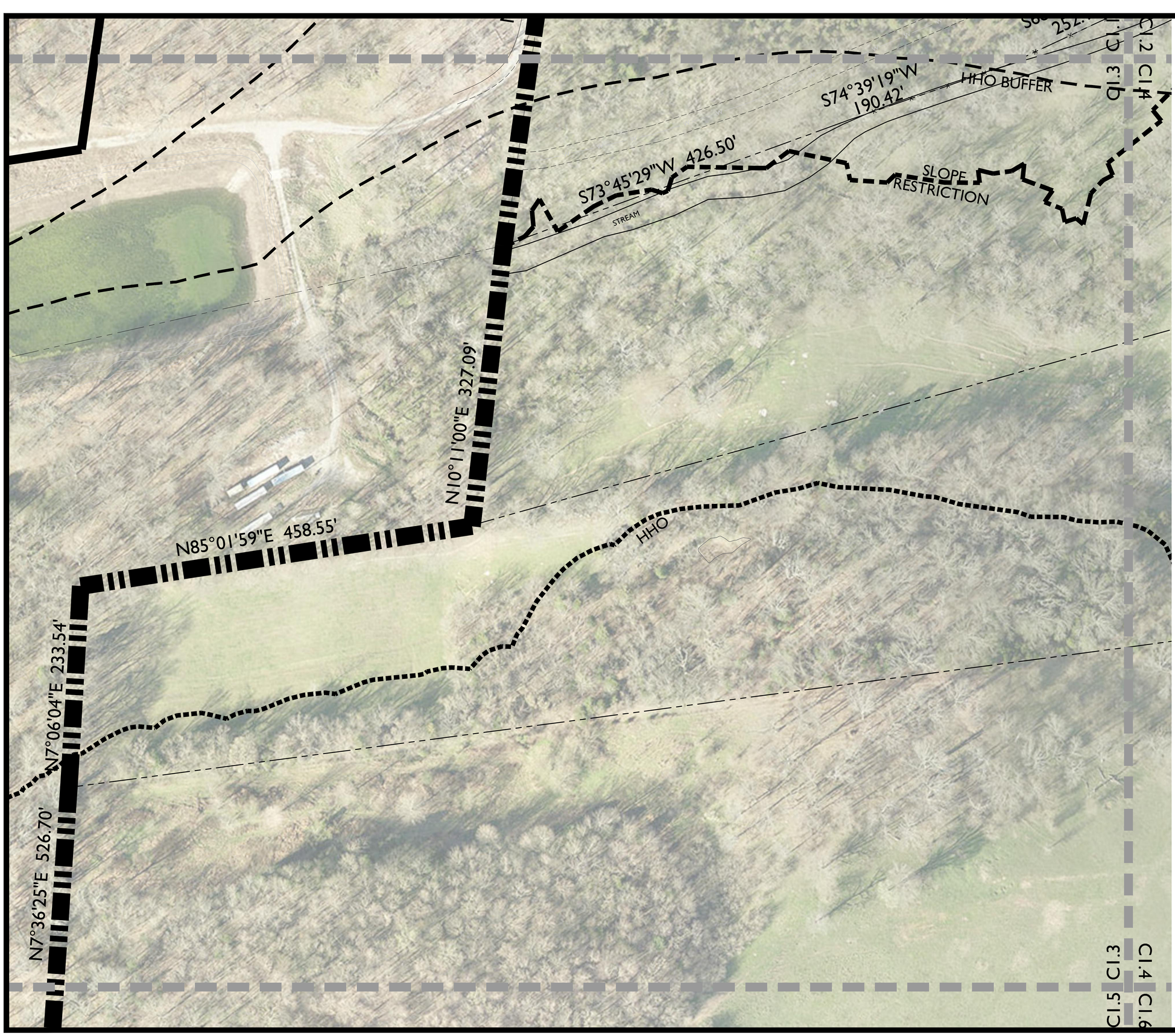
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
4-7-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2

COF 7494



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GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
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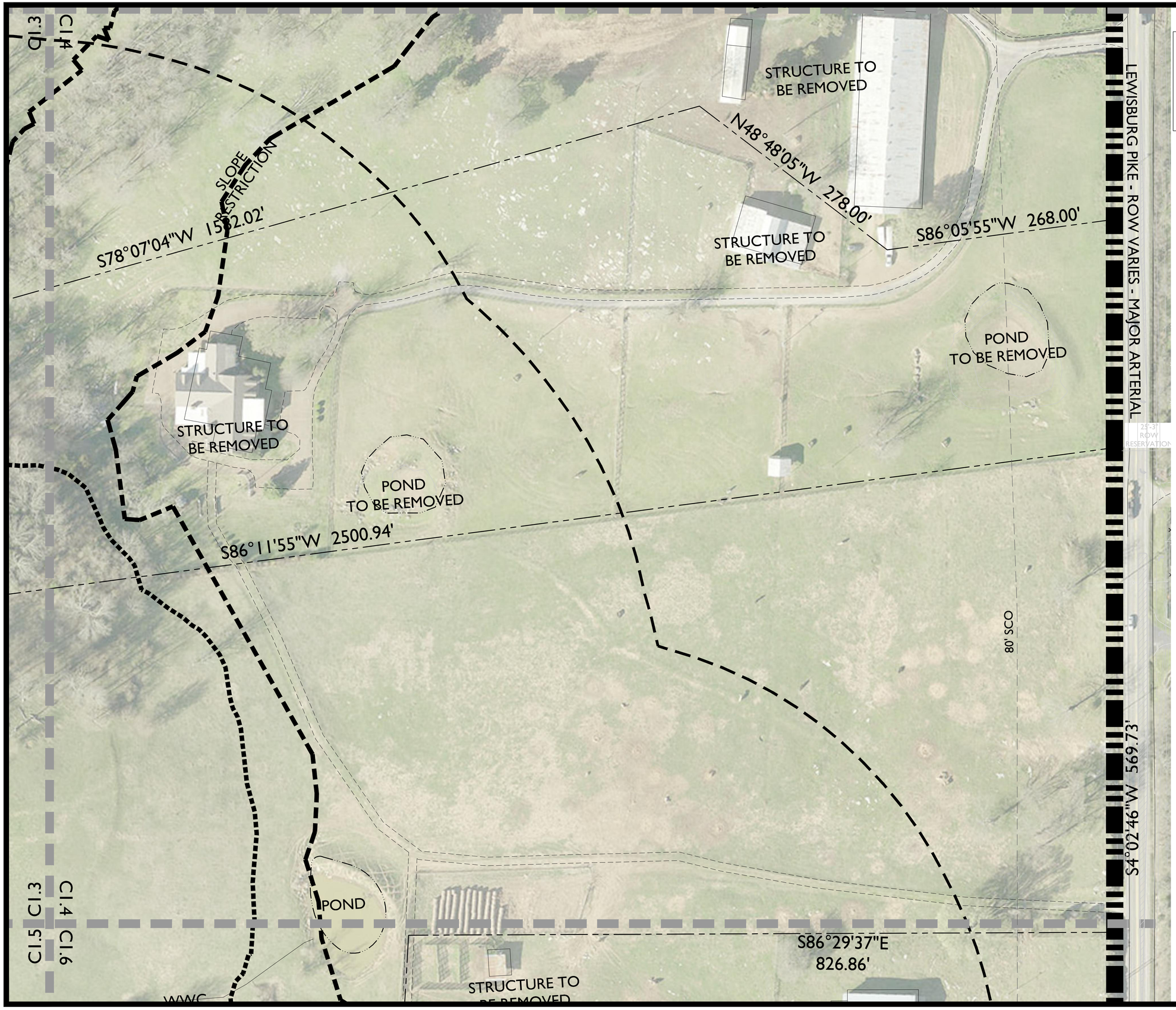
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3



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GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
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TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.4

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE No. 4-F-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7494

C1.5 C1.3
C1.4 C1.6

POND

WWC

STRUCTURE TO BE REMOVED

S86°29'37"E
826.86'

STRUCTURE TO BE REMOVED

N6°58'18"E
407.90'

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

POND TO BE REMOVED

80' SCO

S3°33'53"W 1305.34'

SLOPE RESTRICTION

HHO BUFFER

HHO

C1.7 C1.5
C1.6 C1.8

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date
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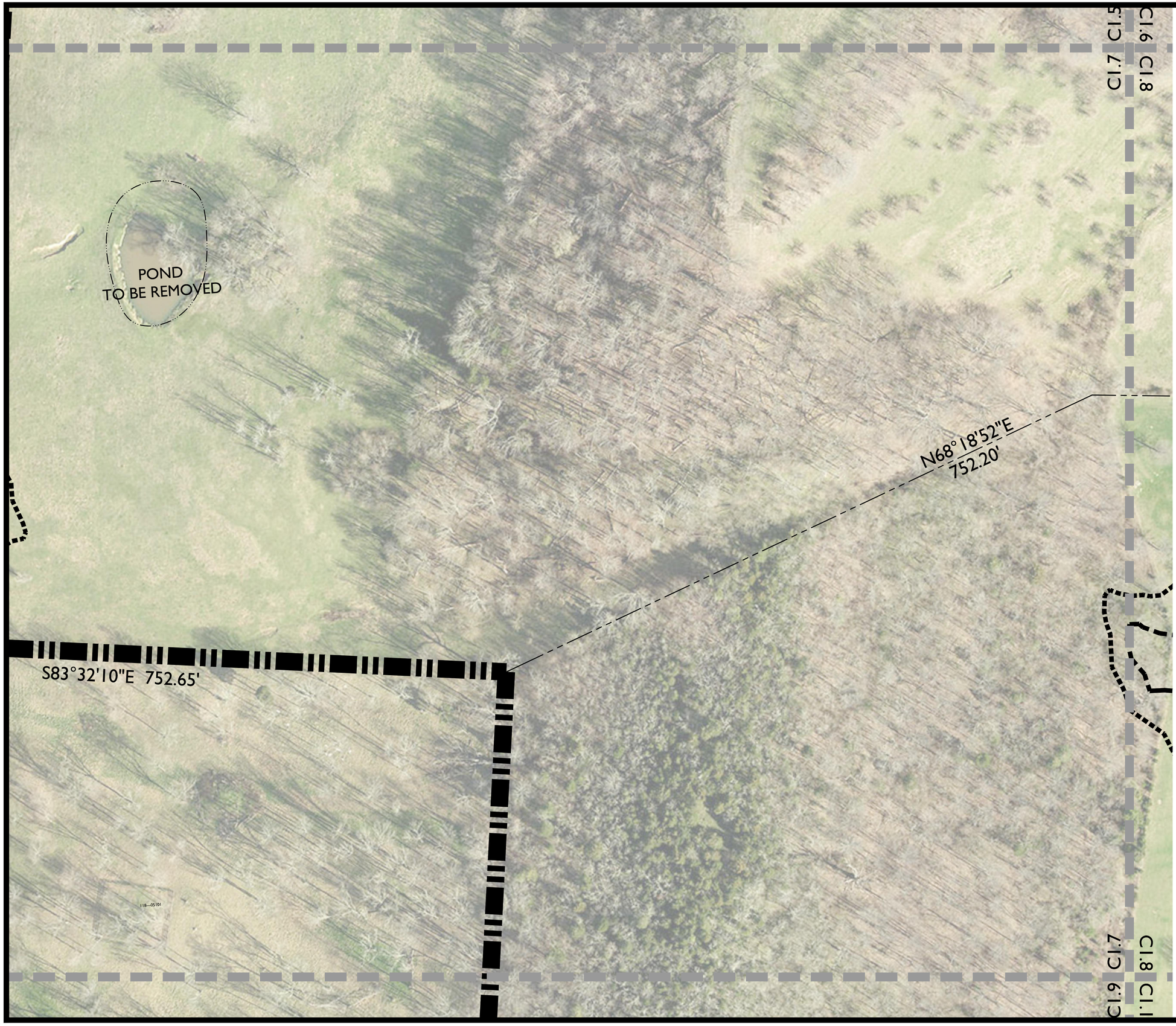
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6

COF 7494



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0 50 100 150

N

GDC
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SOUTHVALE PUD SUBDIVISION REZONING REQUEST

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LANDSCAPE ARCHITECT
TENNESSEE No. 4-1-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

COF 7494

C1.7 C1.5 C1.6 C1.8

HHO

POND
TO BE REMOVED

S85°42'12"E 646.97'

SLOPE RESTRICTION

S3°30'55"W 147.37'

118—05002

S85°32'04"E 118.78'

HHO BUFFER

80' SCO

N85°32'04"W 589.85'

117—01500

S3°30'55"W 30.00'

BED & BREAKFAST

118—05000

S4°02'24"W 469.23'

S85°02'19"E 653.07

80' SCO

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

C1.9 C1.7 C1.8 C1.1

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

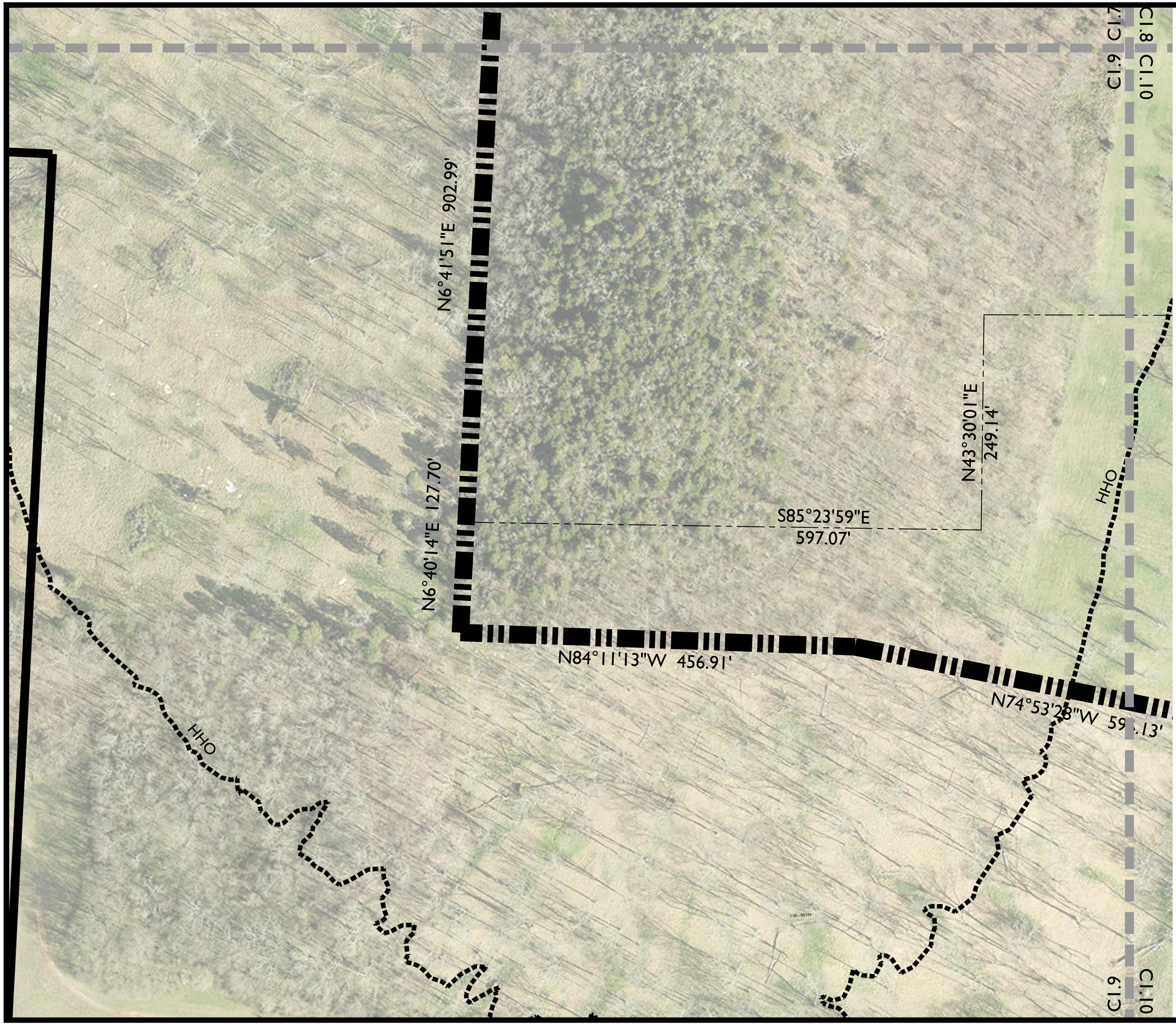
Franklin, Williamson County, Tennessee

JEFFREY STOCK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8



[1]SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

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- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9

0 50 100 150

N

C1.9 C1.8 C1.10

S86°05'59"E
1423.17'

HHO

POND
TO BE REMOVED

HHO BUFFER

WWC

WWC

SLOPE
RESTRICTION

80' SCO

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

S3°38'24"W 499.13'

S3°38'24"W 500.52'

V 596.13'

N86°03'58"W 636.58'

N86°09'32"W 352.38'

133---00201

133---00200

C1.9 C1.10

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
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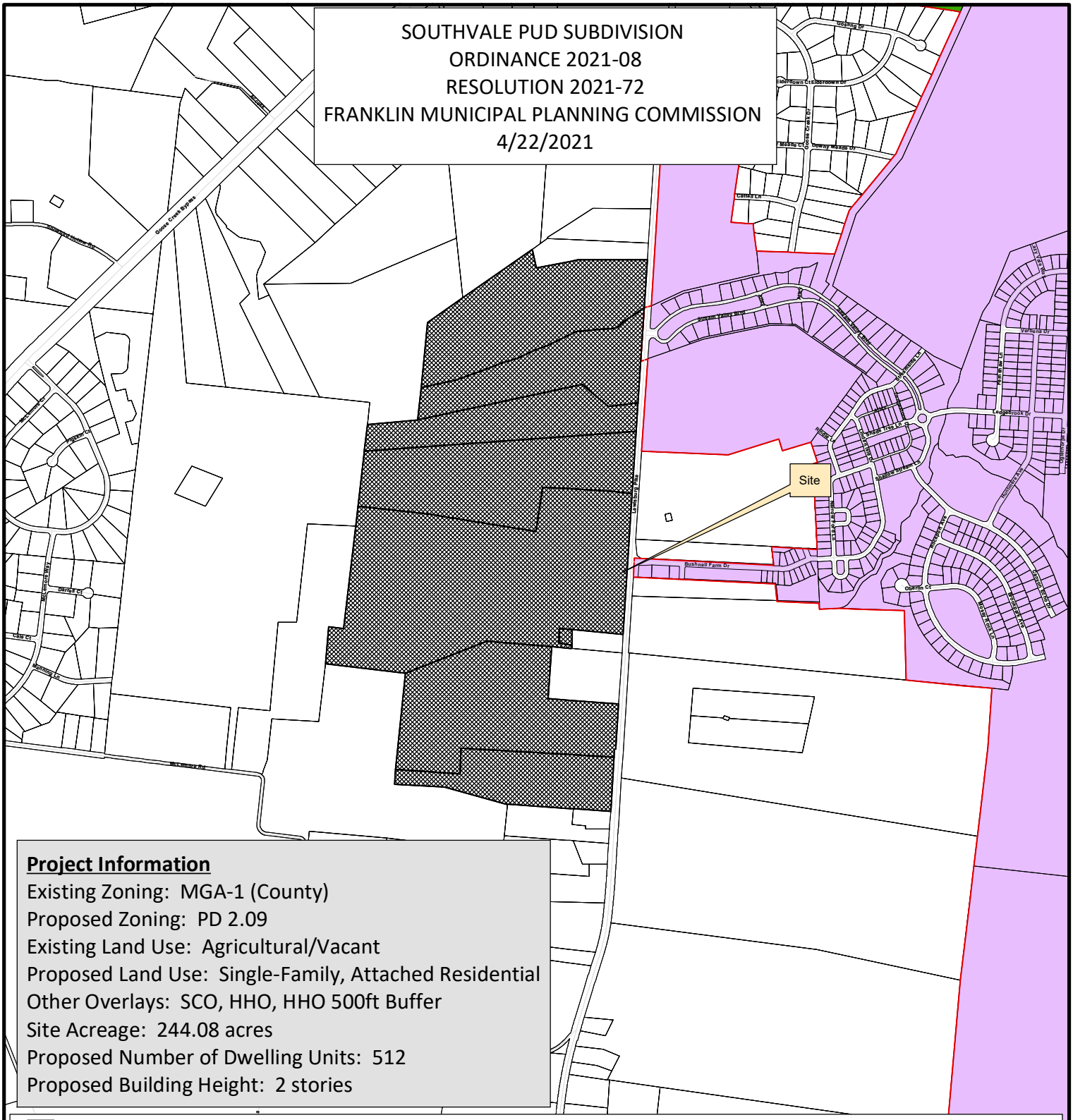
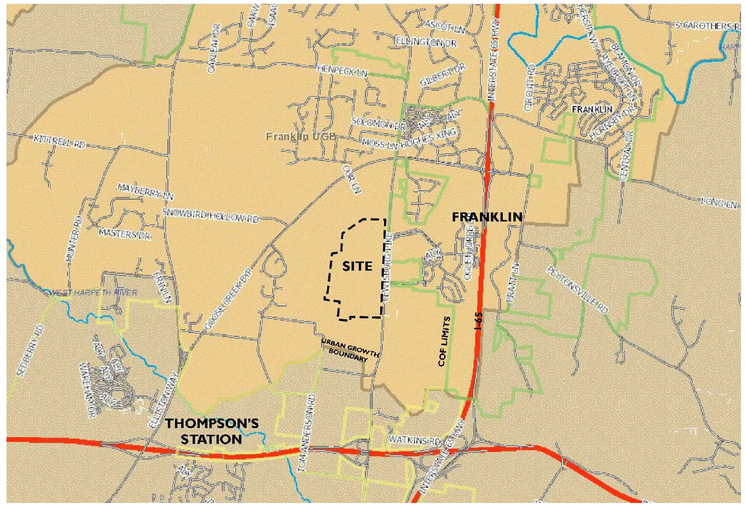
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10


SOUTHVALE PUD SUBDIVISION
ORDINANCE 2021-08
RESOLUTION 2021-72
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
Site
Bushnell Farm Dr
Leiper's Fork Rd
Goose Creek Bypass
Southvale Pkwy
Southvale Dr
Southvale Ct
Southvale Trce
Southvale Cir
Southvale Park Dr
Southvale Park Ct
Southvale Park Cir
Southvale Park Trce
Southvale Park Way
Southvale Park Blvd
Southvale Park Pl
Southvale Park Ln
Southvale Park Loop
Southvale Park Run
Southvale Park Path
Southvale Park Crossing
Southvale Park Terrace
Southvale Park Circle
Southvale Park Square
Southvale Park Plaza
Southvale Park Commons
Southvale Park Gardens
Southvale Park Meadows
Southvale Park Woods
Southvale Park Hills
Southvale Park Valley
Southvale Park Ridge
Southvale Park Creek
Southvale Park Lake
Southvale Park Pond
Southvale Park Trail
Southvale Park Walk
Southvale Park Way
Southvale Park Drive
Southvale Park Court
Southvale Park Circle
Southvale Park Terrace

SOUTHVALE
REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

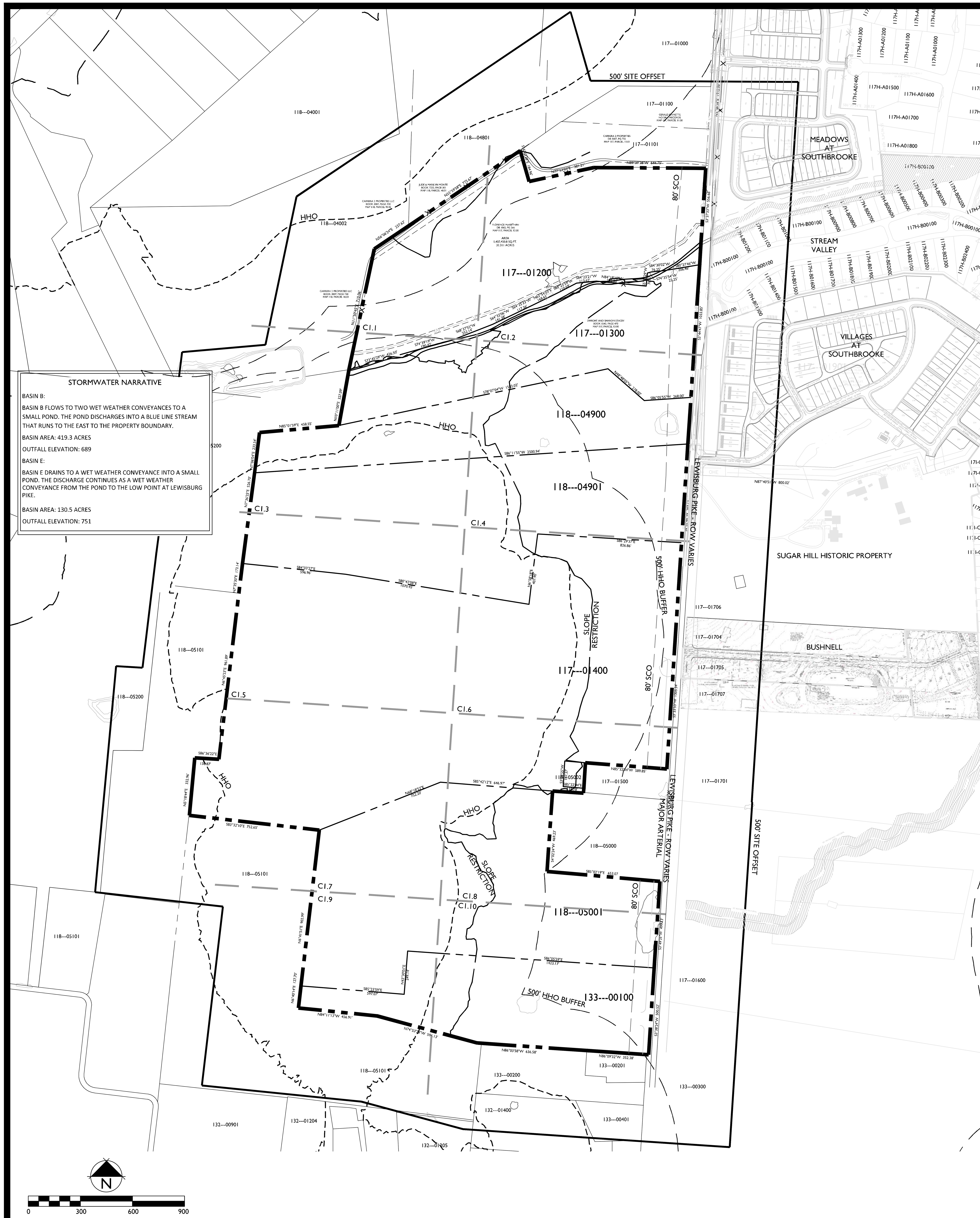
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROP STREET	OWNER 1	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
102 STREAM VALLEY BLVD	ERWIN ALBERT SIDNEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN	37064
1456 LEWISBURG PK	JENNETT GERALD	103 BATTLEFIELD DR	FRANKLIN	TN	37064
103 STREAM VALLEY BLVD	SISK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN	37064
104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN	37064
105 STREAM VALLEY BLVD	DICKEY KEVIN	105 STREAM VALLEY BLVD	FRANKLIN	TN	37064
107 STREAM VALLEY BLVD	SEIDQI ABDUL K	107 STREAM VALLEY DR	FRANKLIN	TN	37046
106 STREAM VALLEY BLVD	WATKINS CURTIS DEWAYNE	110 STREAM VALLEY BLVD	FRANKLIN	TN	37064
2694 MCLEMORE RD	LEVINE LAWRENCE E	111 VAUGHNS GAP RD	NASHVILLE	TN	37205
STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN	37064
MCLEMORE RD	MCLEMORE C K	1211 16TH AVE S	NASHVILLE	TN	37212
1446 LEWISBURG PK	DONNER SUZANNE ELLIOT	1446 LEWISBURG PK	FRANKLIN	TN	37064
1480 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1490 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1495 LEWISBURG PK	TOULON JANICE BATES	1495 LEWISBURG PIKE	FRANKLIN	TN	37064
1511 LEWISBURG PK	BATES WALTER T	1495 LEWISBURG PK	FRANKLIN	TN	37064
1521 LEWISBURG PK	EGBERT TIMOTHY	1521 LEWISBURG PARK	FRANKLIN	TN	37064
1532 LEWISBURG PK	HOOD JAMES WILLIAM	1532 LEWISBURG PK	FRANKLIN	TN	37064
1533 LEWISBURG PK	WESTBROOK STEVEN P	1533 LEWISBURG PK	FRANKLIN	TN	37064
1560 LEWISBURG PK	SAVVY HOME STAGINGS AND REDESIGN L	1560 LEWISBURG PK	FRANKLIN	TN	37064
1564 LEWISBURG PK	MCGEE GERALD L LE	1564 LEWISBURG PK	FRANKLIN	TN	37064
1572 LEWISBURG PK	WILLIAMS JACK B LE	1572 LEWISBURG PK	FRANKLIN	TN	37064
1573 LEWISBURG PK	KOELLEIN COMMUNITY PROP TRUST	1573 LEWISBURG PIKE	FRANKLIN	TN	37064
1578 LEWISBURG PK	LANGLEY JOHN TYREE	1584 LEWISBURG PK	FRANKLIN	TN	37064
HARPETH-PEYT RD	HILLS TENNESSEE LLC	2381 EAST VINA DEL MAR BLVD	ST PETE BEACH	FL	33706
GOOSE CREEK BY-PASS	CARRERA 2 PROP LLC	2412 EUGENIA AVE	NASHVILLE	TN	37211
2487 GOOSE CREEK BY-PASS	MONTE JUDE AND MARILYN LIVING TRUST	2487 GOOSE CREEK BY PASS	FRANKLIN	TN	37064
2698 MCLEMORE RD	2698 MCLEMORE ROAD TRUST	2698 MCLEMORE RD	FRANKLIN	TN	37064
2720 MCLEMORE RD	CREAGER PENNIE	2718 MCLEMORE RD	FRANKLIN	TN	37064
1538 LEWISBURG PK	KS WAVES LLC	2800 MERCHANT DR	KNOXVILLE	TN	37912
1445 LEWISBURG PK	PRATT MARVIN H FAMILY LP	3824 NEW HWY 96 W	FRANKLIN	TN	37064
1042 BUSHNELL FARM DR	STREAM VALLEY FRANKLIN LLC	390 MALLORY STATION RD #106	FRANKLIN	TN	37067
2704 MCLEMORE RD	SONIA FAMILY TRUST	4038 CLOVERCROFT RD	FRANKLIN	TN	37067
HARPETH-PEYT RD	MCKEITHAN FLORENCE E H	4416 BEEKMAN DR	NASHVILLE	TN	37215
LEWISBURG PIKE	SOUTHBROOKE LLC	554 FRANKLIN RD	FRANKLIN	TN	37069
2497 GOOSE CREEK BY-PASS	MERCYME INC	PO BOX 680175	FRANKLIN	TN	37068

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

TREE CANOPY RETENTION

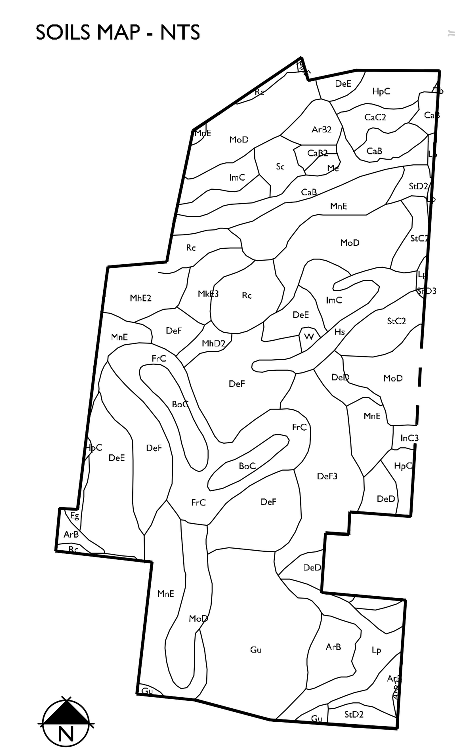
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498 SF; 83.43 AC (72.5% OF EXISTING)

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

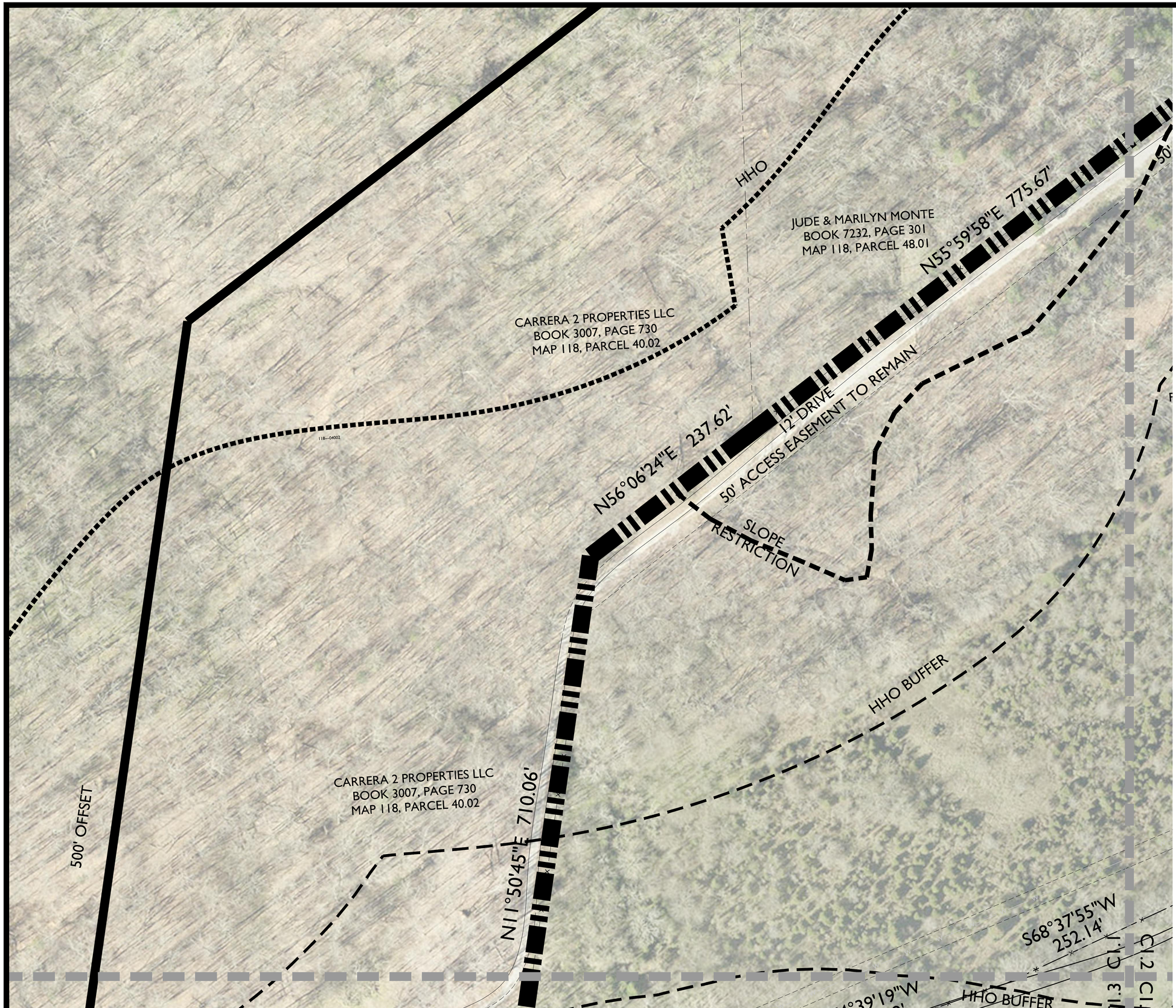
COF 7494

[*]SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGHNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

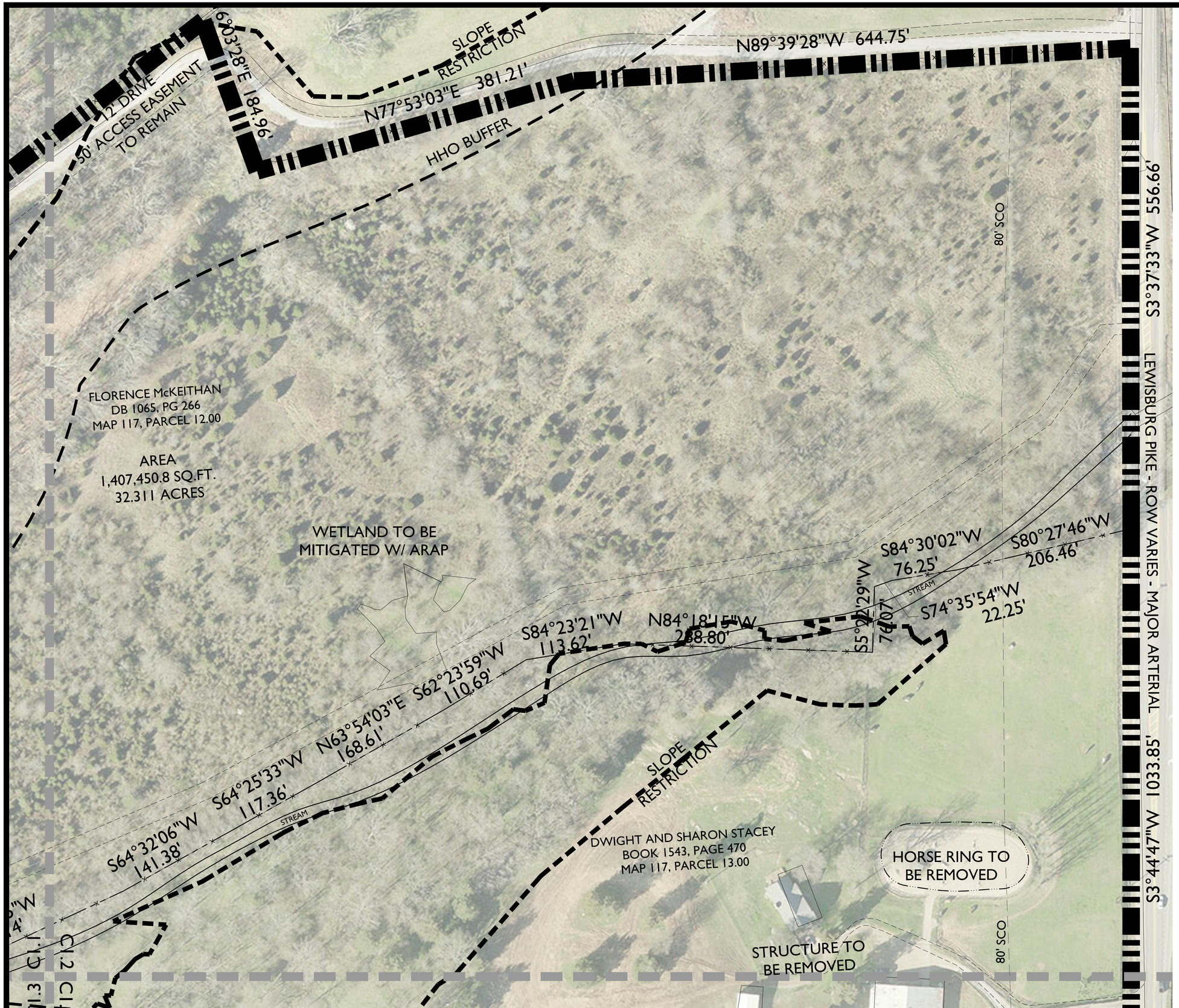
Franklin, Williamson County, Tennessee



Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1



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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

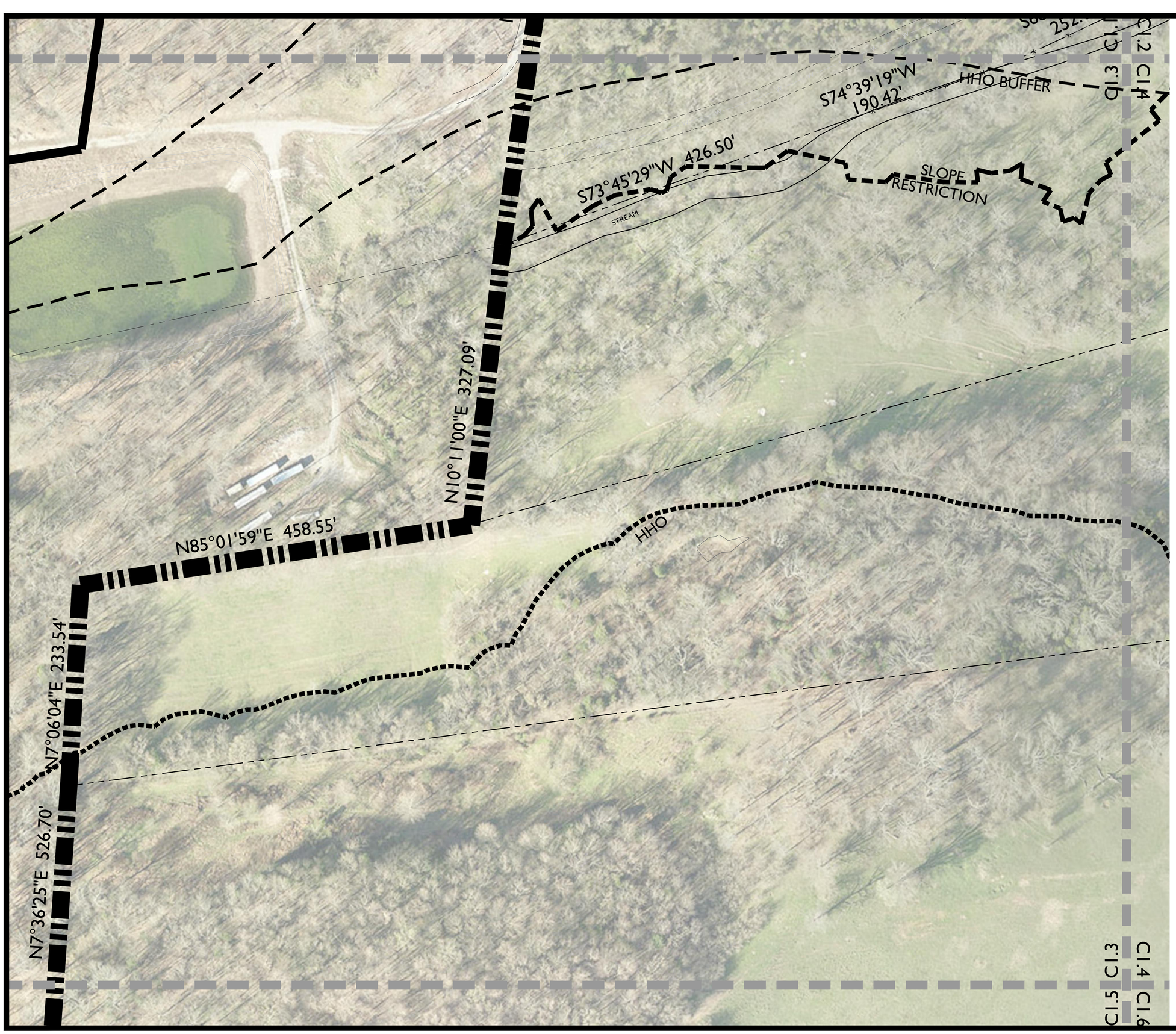
Franklin, Williamson County, Tennessee

JEFFREY STOKES
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

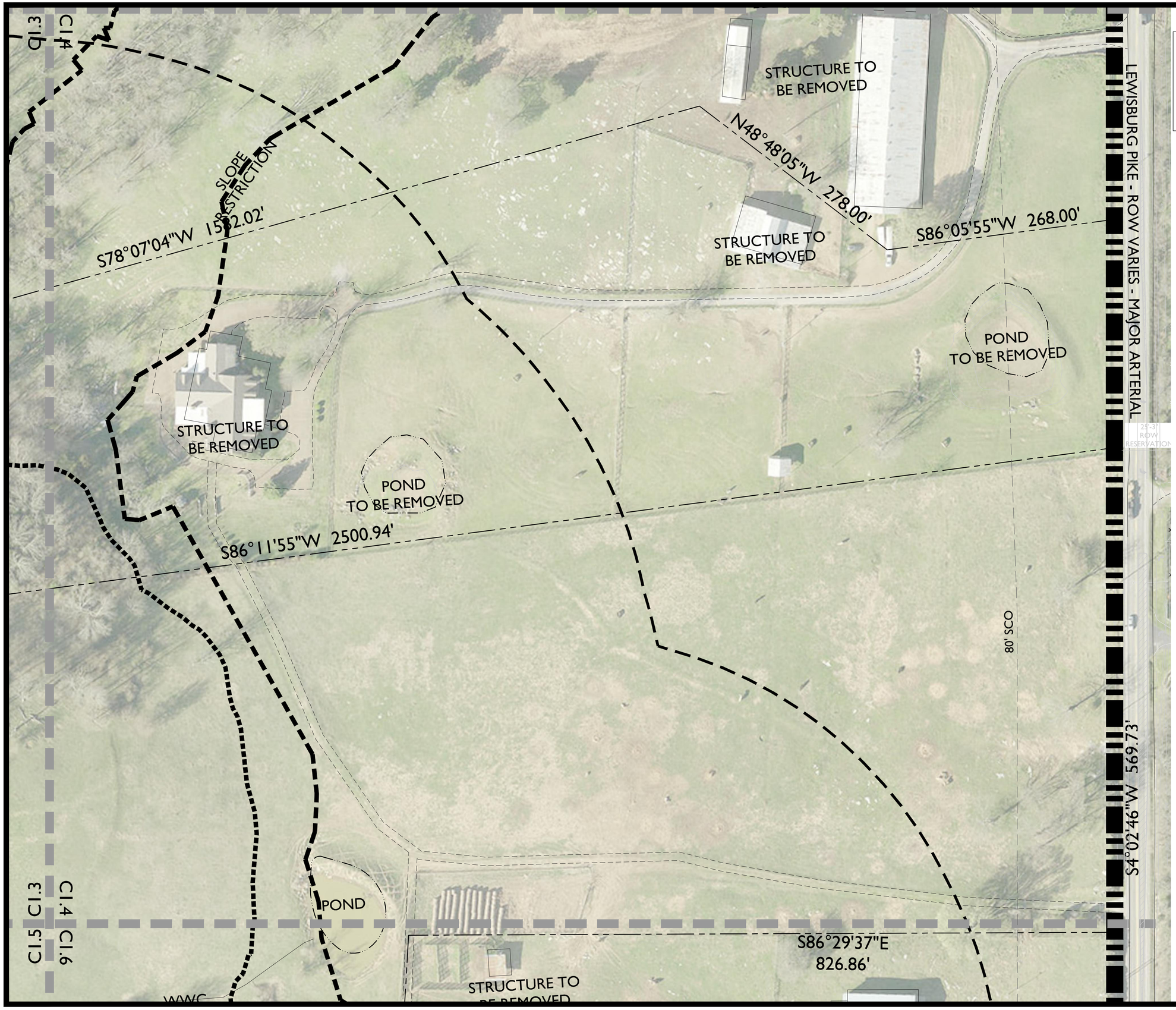
Franklin, Williamson County, Tennessee

JEREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3



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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.4

COF 7494
Page 102 of 318

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
4-12-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7494

C1.5 C1.3

C1.4 C1.6

POND

WWC

STRUCTURE TO BE REMOVED

S86°29'37"E
826.86'

STRUCTURE TO BE REMOVED

N6°58'18"E
407.90'

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

POND TO BE REMOVED

80' SCO

S3°33'53"W 1305.34'

SLOPE RESTRICTION

HHO BUFFER

HHO

C1.7 C1.5

C1.6 C1.8

*SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

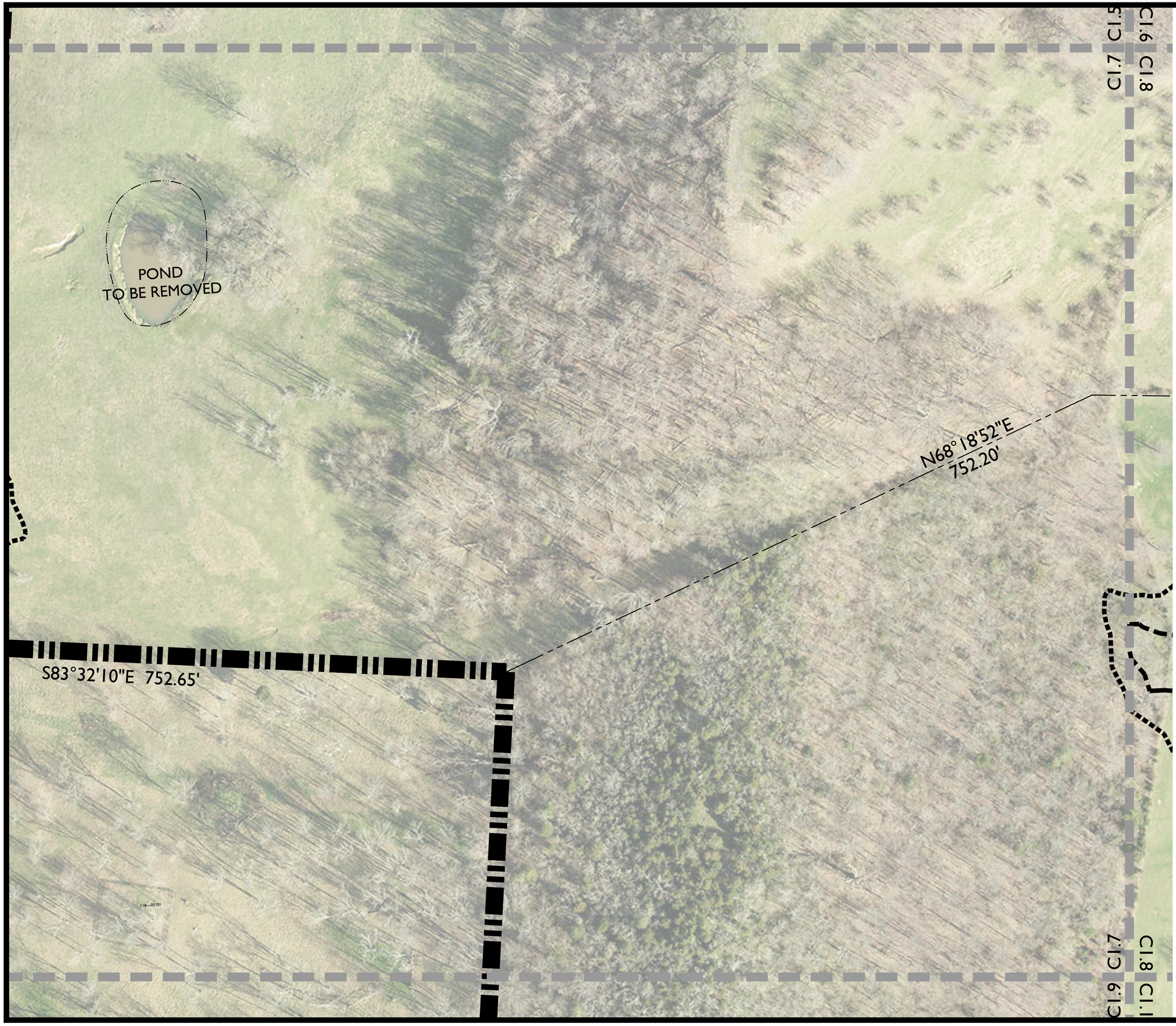
Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6

COF 7494
Page 104 of 315



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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△
△

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

COF 7494
Page 105 of 315

C1.7 C1.6 C1.8

HHO

HHO BUFFER

80' SCO

POND
TO BE REMOVED

S85°42'12"E 646.97'

S3°30'55"W 147.37'

117—05002

S85°32'04"E 118.78'

N85°32'04"W 589.85'

S3°30'55"W 30.00'

SLOPE RESTRICTION

BED & BREAKFAST

S4°02'24"W 469.23'

S85°02'19"E 653.07

80' SCO

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

C1.9 C1.7 C1.8 C1.1

0 50 100 150

N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

Franklin, Williamson County, Tennessee

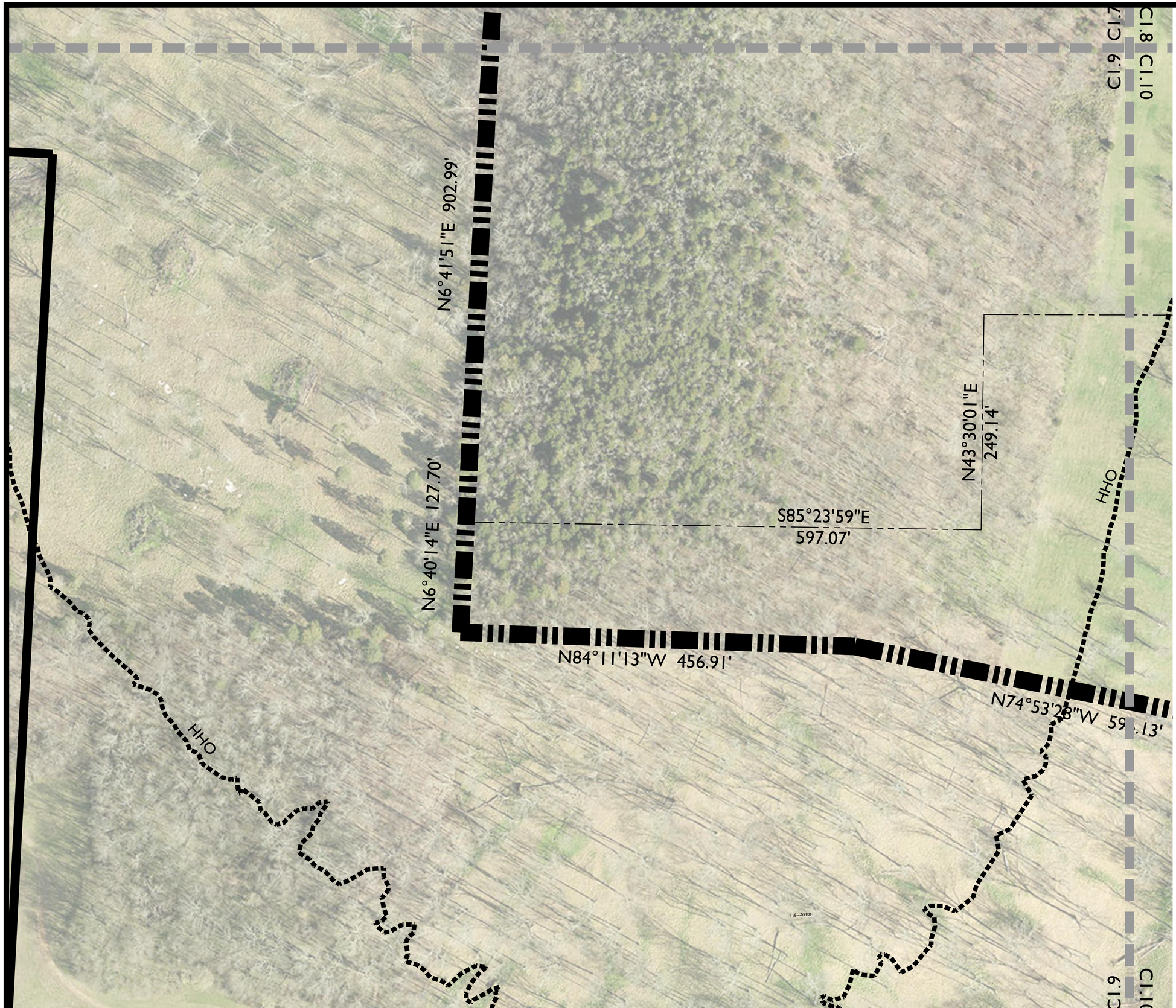
JEFFREY STOCK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8

COF 7494
Page 106 of 318



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0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date

- △
- △
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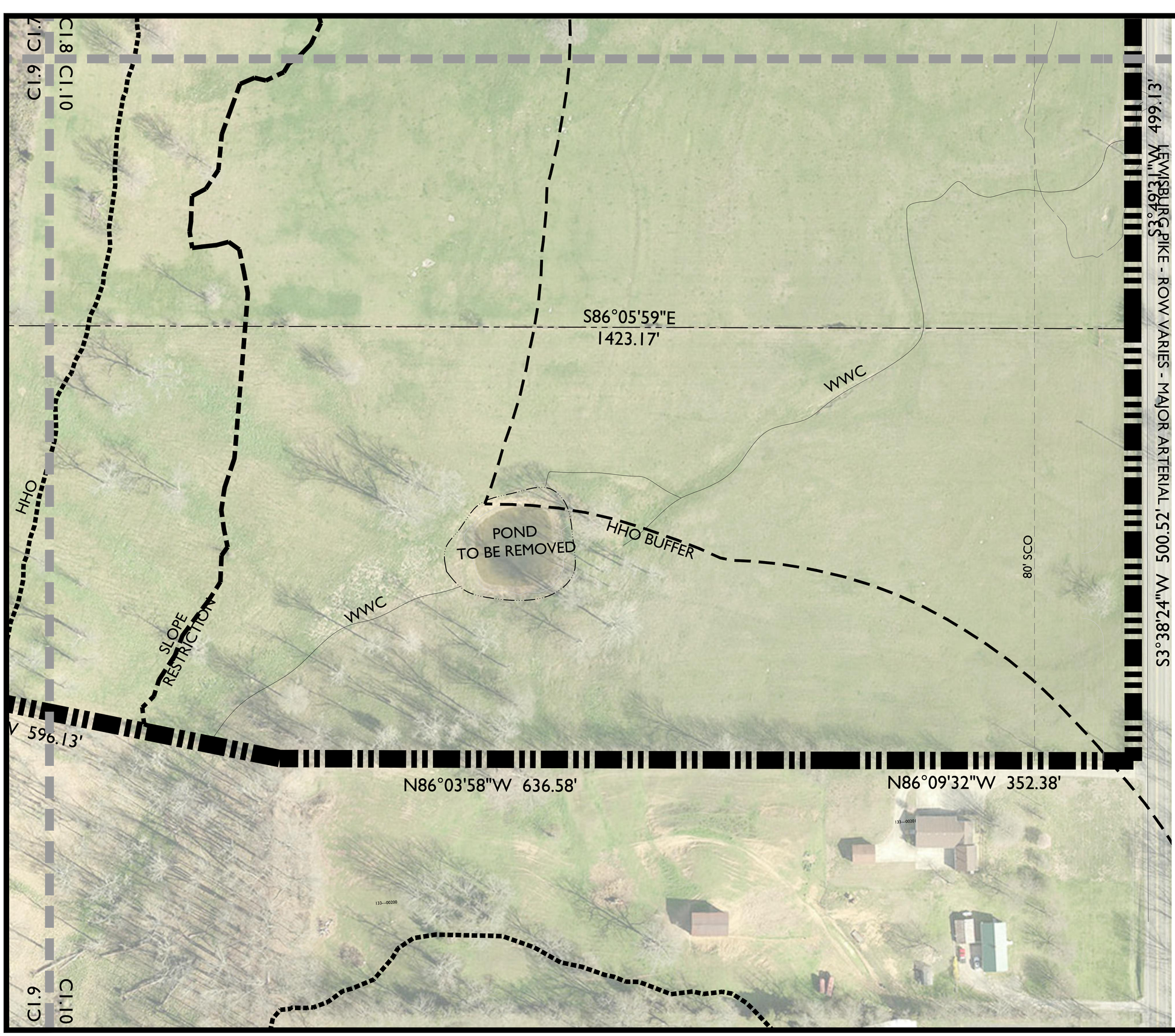
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.10

City of Franklin

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

File #: 21-01885

DATE: April 19, 2021

TO: Board of Mayor and Aldermen

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-72, A Resolution Approving A Development Plan For Southvale PUD Subdivision, For Eight Properties Located West Of Lewisburg Pike And South Of Goose Creek Bypass. Establishing A Public Hearing For June 8, 2021.
FMPC 4/22/21, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7495
Applicant: Greg Gamble. GDC
Owners: Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum

BACKGROUND/STAFF COMMENTS:
The proposed Southvale PUD Subdivision is a development consisting of approximately 244 acres located West of Lewisburg Pike and South of Goose Creek Bypass. The plan proposes 512 dwelling units on 332 lots consisting of single-family, duplex, and multiplex building types with both three and four dwelling units per building. The plan further breaks down to 196 single-family lots and 136 attached residential lots. This area was formerly part of the Southbrooke PUD Subdivision that was discussed in 2019.

Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. Envision Franklin states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." Envision Franklin further states that new development along Lewisburg Pike, "should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision Design Concept by maintaining 50 percent open space and preserving the hillsides and establishing deep setbacks along Lewisburg Pike.

In terms of lot size, Envision Franklin states, "Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development." The plan has a total of 13.78 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

"Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The new development is within close proximity to a property that is on the National Register of Historic Places and the architecture directly across from the property should be particularly sensitive to the local historic resource.

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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-72 with conditions.

RESOLUTION 2021-72

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR SOUTHVALE PUD SUBDIVISION, FOR EIGHT PROPERTIES LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS

WHEREAS, Florence E.H. Mckeithan, Dwight Stacey, Charles L. Collum, The Hills Tennessee LLC, (Owners) of property located West of Lewisburg Pike and South of Goose Creek Bypass (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2021-70 and Resolution 2021-71; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2021-08; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
117-12.00	33.51
117-13.00	21.44
117-14.00	78.13
118-49.00	18.39
118-49.01	35.84
118-50.01	38.57
118-50.02	0.38
133-1.00	17.43
Total	244.08

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

SECTION III. That the overall entitlements for the Southvale PUD are as follows:

Entitlements	Southvale PUD
Base Zone District	PD 2.09
Other Zoning Overlays	SCO, HHO, HHO Buffer
Number of Dwelling Units	512
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	20% = 48.72 AC 5% = 12.18 AC
Number of Phases in Development	3

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and 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 this Resolution shall take effect from and after its passage ORD 2021-08, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

ERIC S. STUCKEY **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____

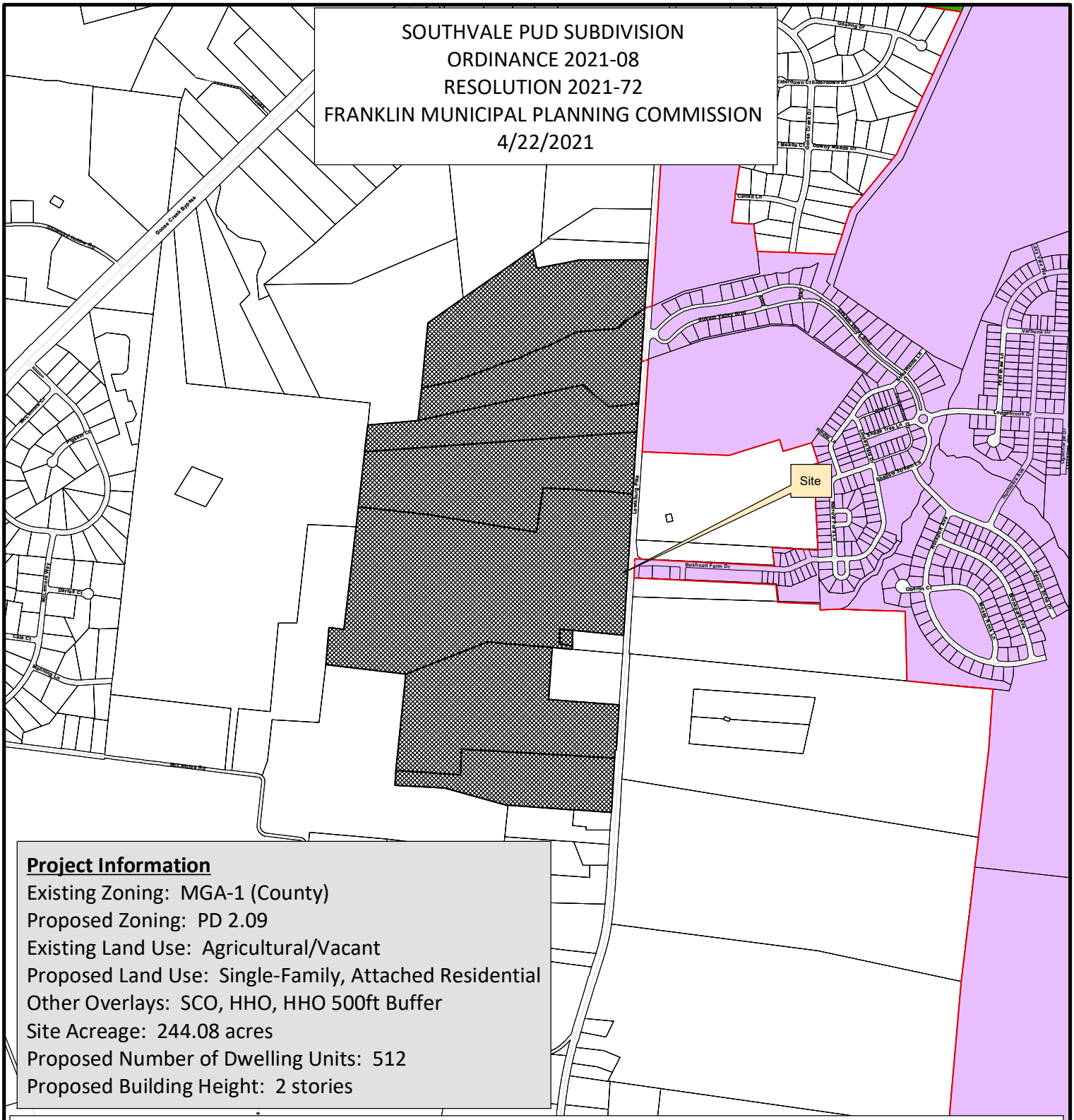
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED _____: _____

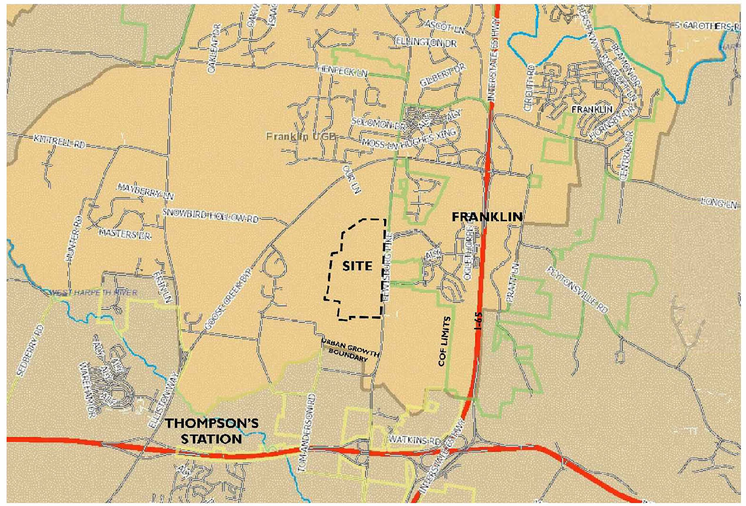
PUBLIC HEARING AND BOMA APPROVAL: _____

SOUTHVALE PUD SUBDIVISION
ORDINANCE 2021-08
RESOLUTION 2021-72
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021


Site
Goose Creek Bypass
Bushnell Farm Dr
Leiper's Fork Rd
Mack Hatcher Pkwy
Oberlin Ct
Cole Ct
Manning Ln
Pierce Ct
Newsome Ct
Higgins Ct
Stillpass Valley Blvd
Cartmill Ln
Downy Meade Dr
Elderbrook Dr
Dowing Dr
Verbena Dr
Legacy Brook Dr
Chantilly Trace Ln
Stillpass Ridge Dr
Stillpass Valley Dr
Stillpass Valley Pl
Stillpass Valley Ct
Stillpass Valley Way
Stillpass Valley Trace
Stillpass Valley Run
Stillpass Valley Ln
Stillpass Valley Cir
Stillpass Valley Blvd
Stillpass Valley Ave
Stillpass Valley Ave
Stillpass Valley Ave

SOUTHVALE
REZONING REQUEST

PD (2.09)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

PARCELS

117---01200, 117---01300, 117---01400, 118---04900,
118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

SHEET INDEX

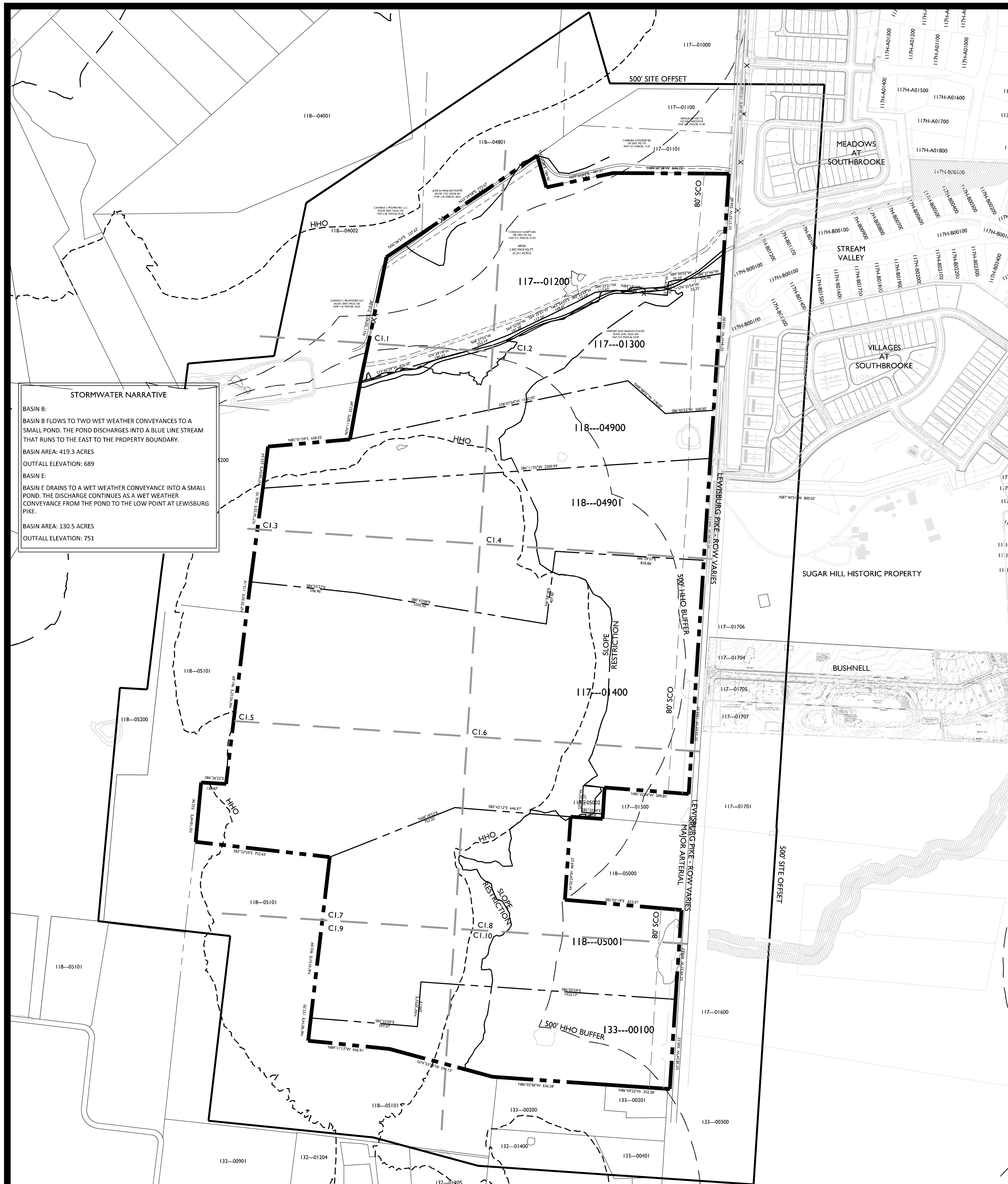
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT

SUBMITTAL DATE: 03.08.2021
RESUBMITTAL DATE: 04.01.2021
COF: 7494

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

SOUTHVALE PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7494
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCO ENVISION FRANKLIN - CONSERVATION SUBDIVISION

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33"WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS/EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS;
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;

THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.,
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.,
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14" TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROP STREET	OWNER 1	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
102 STREAM VALLEY BLVD	ERWIN ALBERT SIDNEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN	37064
1456 LEWISBURG PK	JENNETT GERALD	103 BATTLEFIELD DR	FRANKLIN	TN	37064
103 STREAM VALLEY BLVD	SISK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN	37064
104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN	37064
105 STREAM VALLEY BLVD	DICKEY KEVIN	105 STREAM VALLEY BLVD	FRANKLIN	TN	37064
107 STREAM VALLEY BLVD	SEIDQI ABDUL K	107 STREAM VALLEY DR	FRANKLIN	TN	37046
106 STREAM VALLEY BLVD	WATKINS CURTIS DEWAYNE	110 STREAM VALLEY BLVD	FRANKLIN	TN	37064
2694 MCLEMORE RD	LEVINE LAWRENCE E	111 VAUGHNS GAP RD	NASHVILLE	TN	37205
STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN	37064
MCLEMORE RD	MCLEMORE C K	1211 16TH AVE S	NASHVILLE	TN	37212
1446 LEWISBURG PK	DONNER SUZANNE ELLIOT	1446 LEWISBURG PK	FRANKLIN	TN	37064
1480 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1490 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN	37064
1495 LEWISBURG PK	TOULON JANICE BATES	1495 LEWISBURG PIKE	FRANKLIN	TN	37064
1511 LEWISBURG PK	BATES WALTER T	1495 LEWISBURG PK	FRANKLIN	TN	37064
1521 LEWISBURG PK	EGBERT TIMOTHY	1521 LEWISBURG PARK	FRANKLIN	TN	37064
1532 LEWISBURG PK	HOOD JAMES WILLIAM	1532 LEWISBURG PK	FRANKLIN	TN	37064
1533 LEWISBURG PK	WESTBROOK STEVEN P	1533 LEWISBURG PK	FRANKLIN	TN	37064
1560 LEWISBURG PK	SAVVY HOME STAGINGS AND REDESIGN L	1560 LEWISBURG PK	FRANKLIN	TN	37064
1564 LEWISBURG PK	MCGEE GERALD L LE	1564 LEWISBURG PK	FRANKLIN	TN	37064
1572 LEWISBURG PK	WILLIAMS JACK B LE	1572 LEWISBURG PK	FRANKLIN	TN	37064
1573 LEWISBURG PK	KOELLEIN COMMUNITY PROP TRUST	1573 LEWISBURG PIKE	FRANKLIN	TN	37064
1578 LEWISBURG PK	LANGLEY JOHN TYREE	1584 LEWISBURG PK	FRANKLIN	TN	37064
HARPETH-PEYT RD	HILLS TENNESSEE LLC	2381 EAST VINA DEL MAR BLVD	ST PETE BEACH	FL	33706
GOOSE CREEK BY-PASS	CARRERA 2 PROP LLC	2412 EUGENIA AVE	NASHVILLE	TN	37211
2487 GOOSE CREEK BY-PASS	MONTE JUDE AND MARILYN LIVING TRUST	2487 GOOSE CREEK BY PASS	FRANKLIN	TN	37064
2698 MCLEMORE RD	2698 MCLEMORE ROAD TRUST	2698 MCLEMORE RD	FRANKLIN	TN	37064
2720 MCLEMORE RD	CREAGER PENNIE	2718 MCLEMORE RD	FRANKLIN	TN	37064
1538 LEWISBURG PK	KS WAVES LLC	2800 MERCHANT DR	KNOXVILLE	TN	37912
1445 LEWISBURG PK	PRATT MARVIN H FAMILY LP	3824 NEW HWY 96 W	FRANKLIN	TN	37064
1042 BUSHNELL FARM DR	STREAM VALLEY FRANKLIN LLC	390 MALLORY STATION RD #106	FRANKLIN	TN	37067
2704 MCLEMORE RD	SONIA FAMILY TRUST	4038 CLOVERCROFT RD	FRANKLIN	TN	37067
HARPETH-PEYT RD	MCKEITHAN FLORENCE E H	4416 BEEKMAN DR	NASHVILLE	TN	37215
LEWISBURG PIKE	SOUTHBROOKE LLC	554 FRANKLIN RD	FRANKLIN	TN	37069
2497 GOOSE CREEK BY-PASS	MERCYME INC	PO BOX 680175	FRANKLIN	TN	37068

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

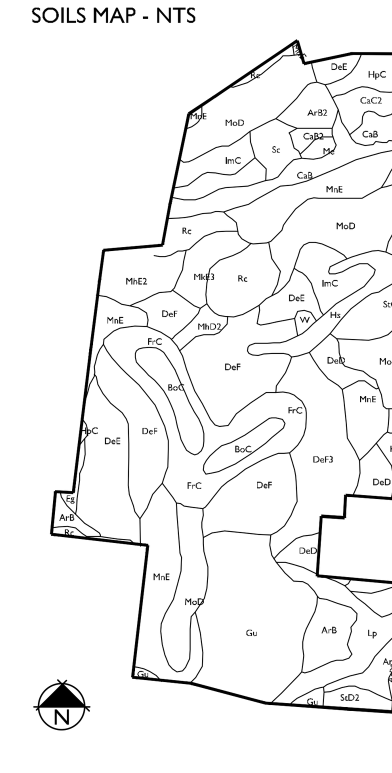
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (47.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498 SF; 83.43 AC (72.5% OF EXISTING)

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

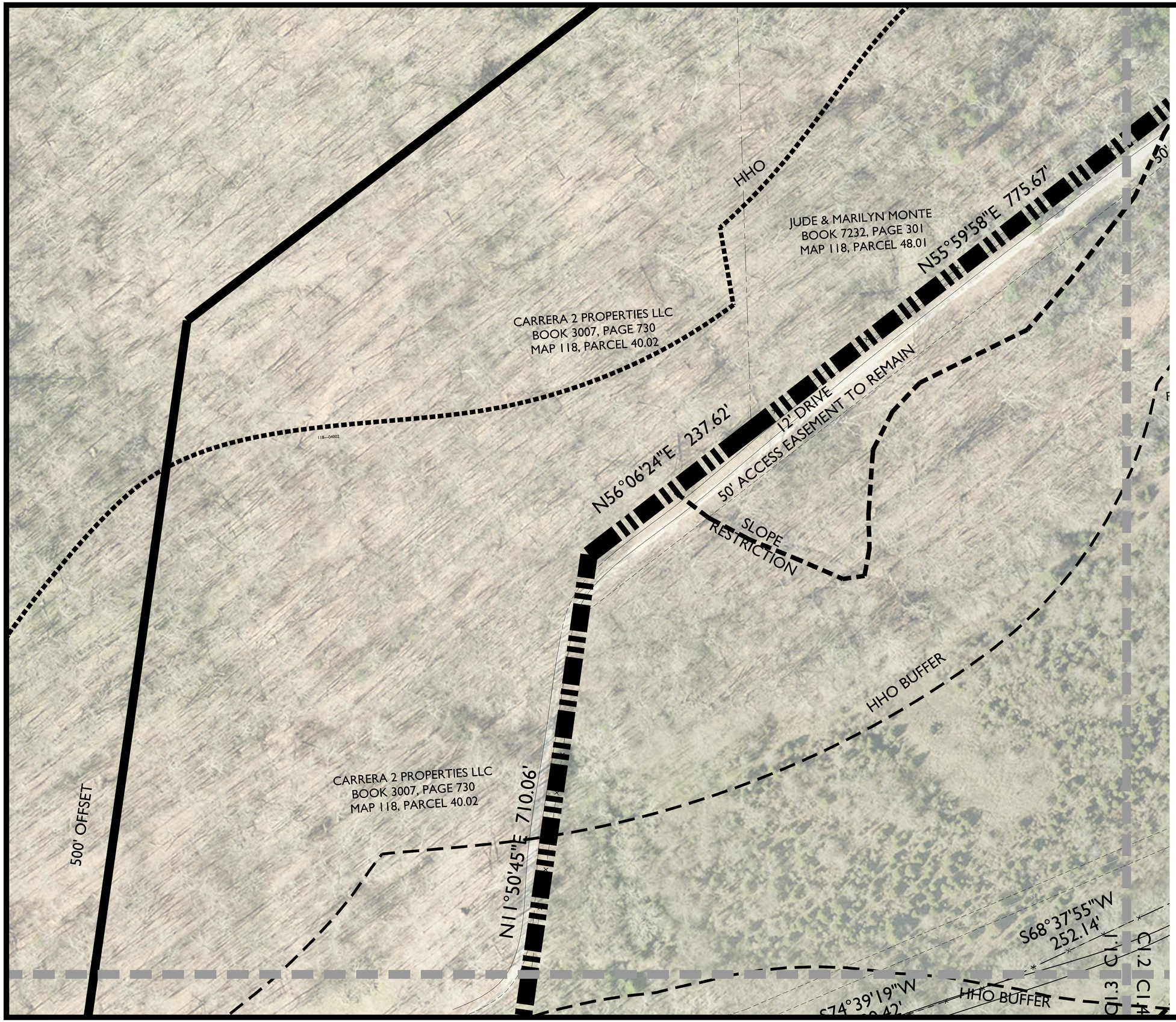
JEFFREY STOKES
LANDSCAPE ARCHITECT

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7494



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SOUTHVALE PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

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TENNESSEE REG.
LANDSCAPE ARCHITECT

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EXISTING CONDITIONS ENLARGEMENT

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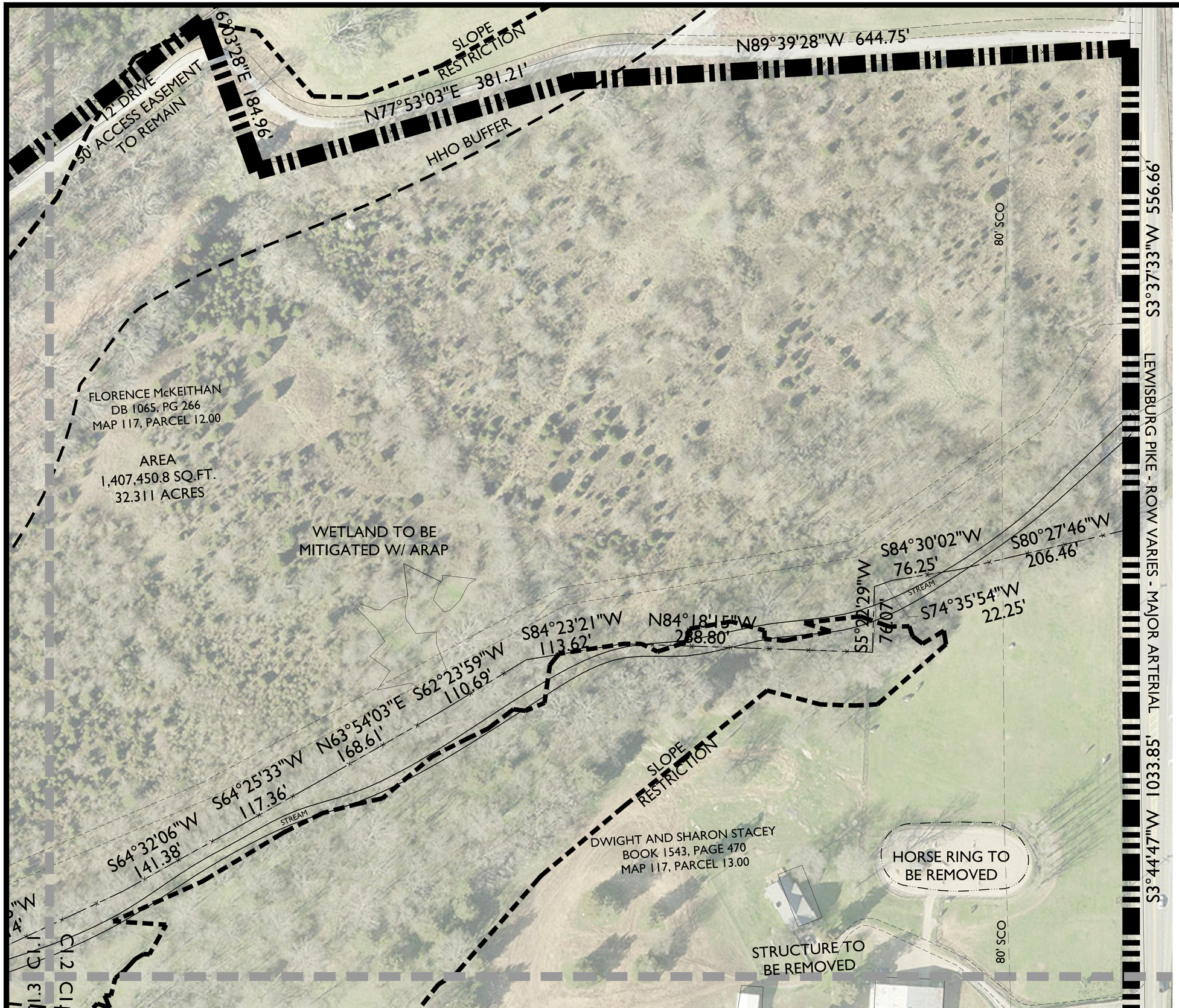

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Franklin, Williamson County, Tennessee

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EXISTING
CONDITIONS
ENLARGEMENT

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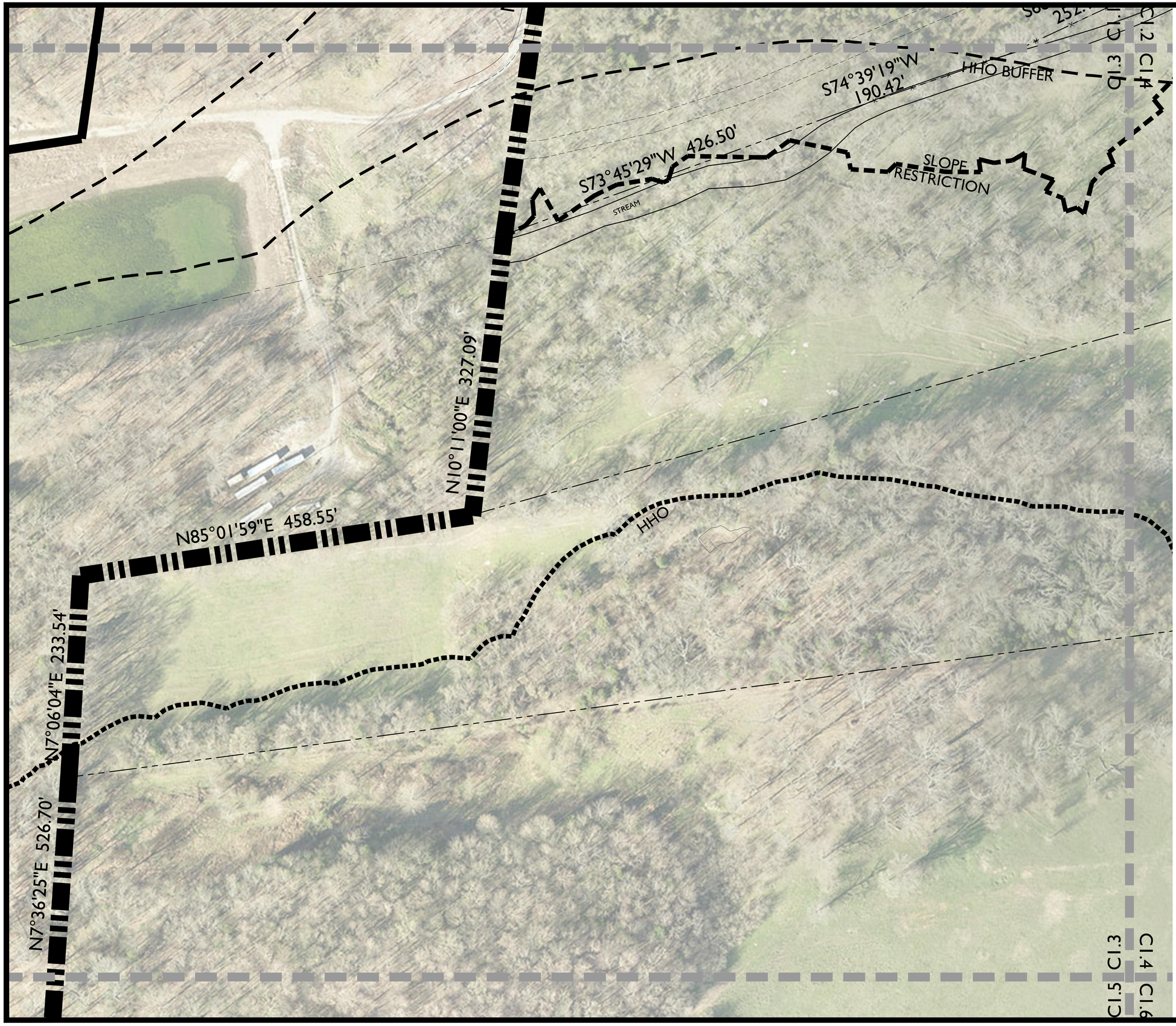

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Franklin, Williamson County, Tennessee

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REGISTERED
AGRICULTURE
TENNESSEE No.
LANDSCAPE ARCHITECT

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EXISTING CONDITIONS ENLARGEMENT

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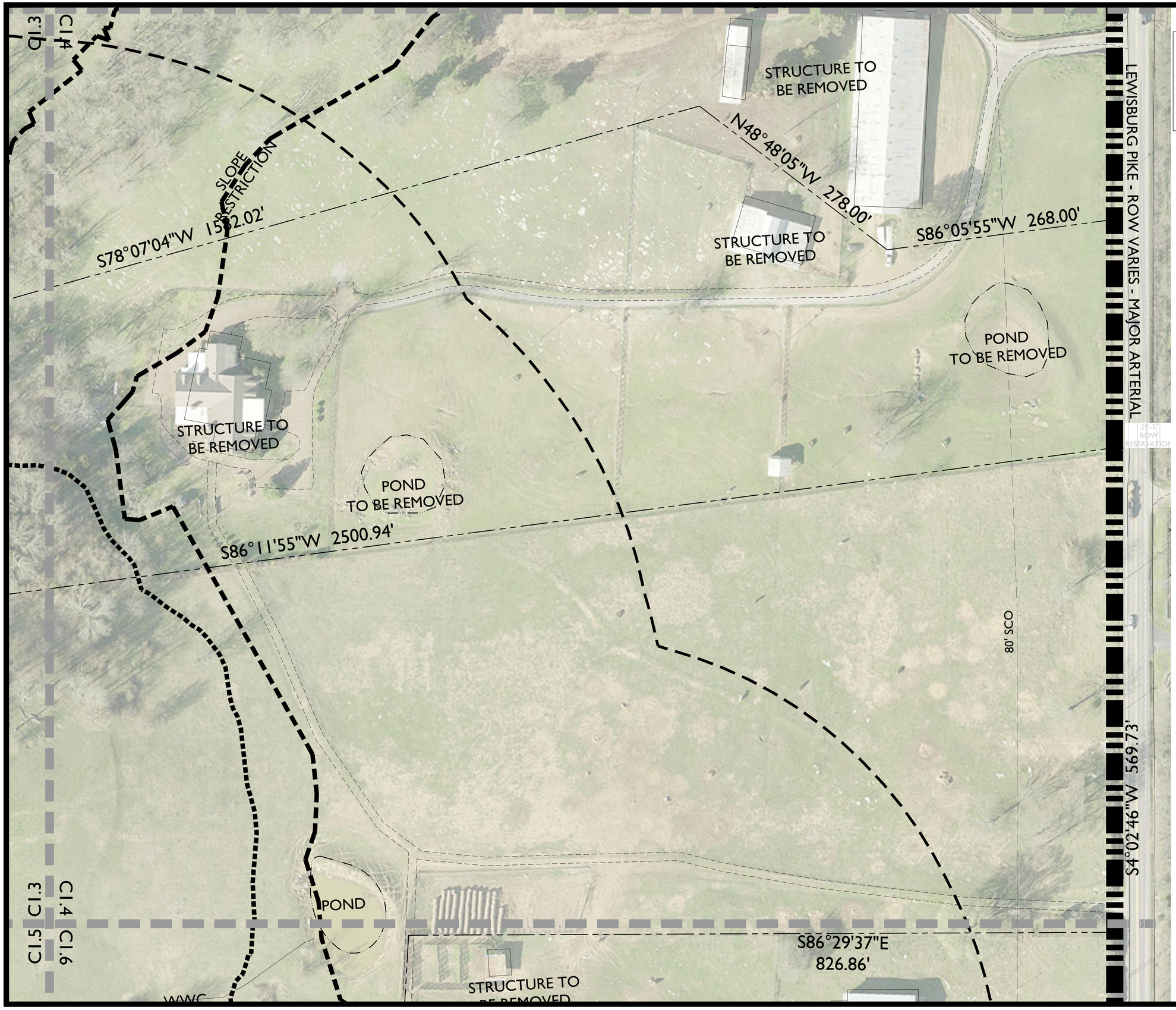

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SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
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TENNESSEE No.
LANDSCAPE ARCHITECT

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EXISTING CONDITIONS ENLARGEMENT

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SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
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LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS ENLARGEMENT

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COF 7494
Page 121 of 318

C1.5 C1.3
C1.4 C1.6

POND

WWC

STRUCTURE TO BE REMOVED

S86°29'37"E
826.86'

STRUCTURE TO BE REMOVED

N6°58'18"E
407.90'

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

POND TO BE REMOVED

80' SCO

S3°33'53"W 1305.34'

SLOPE RESTRICTION

HHO BUFFER

HHO

C1.7 C1.5
C1.6 C1.8

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Franklin, Williamson County, Tennessee

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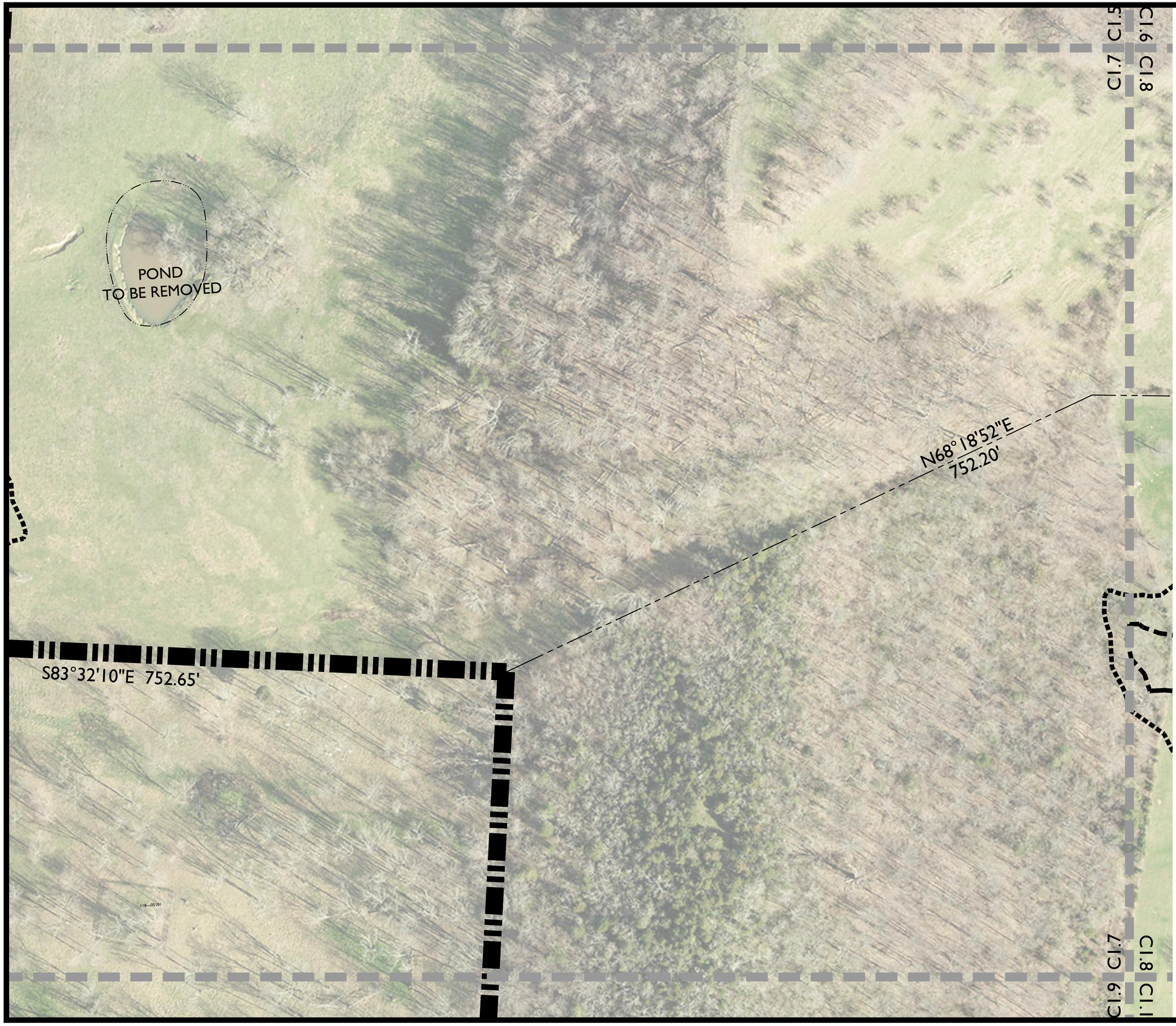

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SOUTHVALE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE No. 4-1-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

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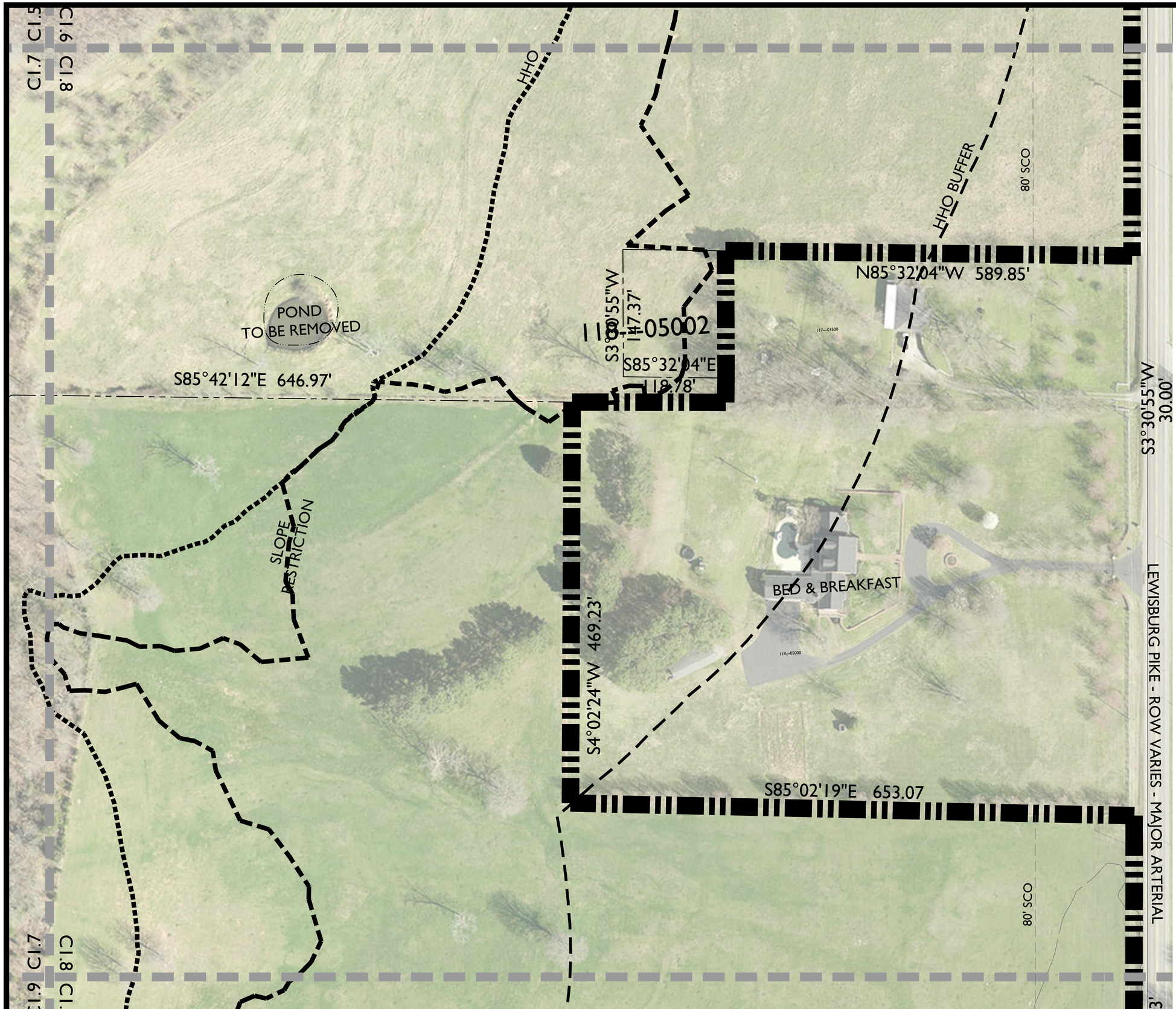

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Franklin, Williamson County, Tennessee

JEFFREY STOCK
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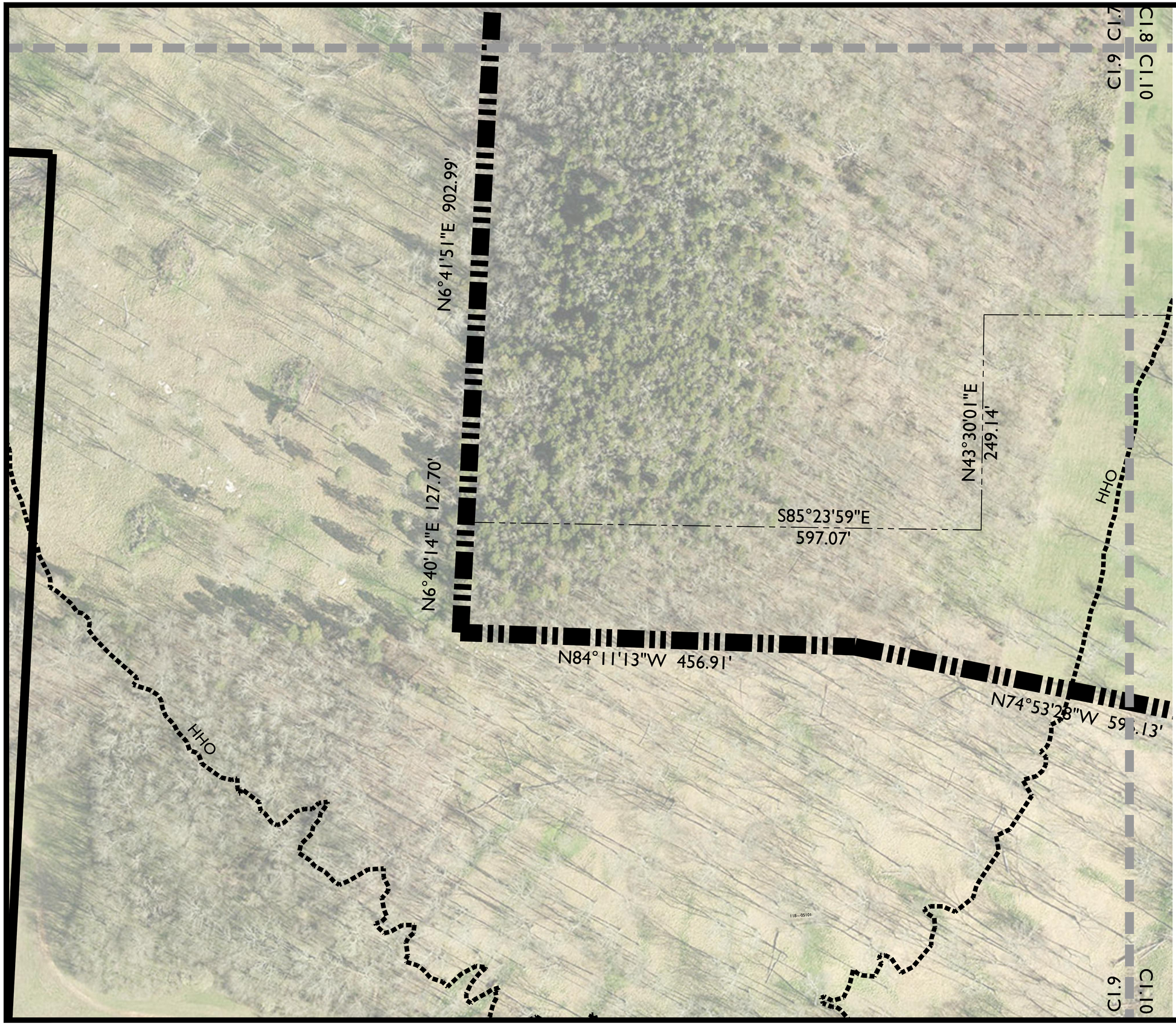

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Franklin, Williamson County, Tennessee

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EXISTING CONDITIONS ENLARGEMENT

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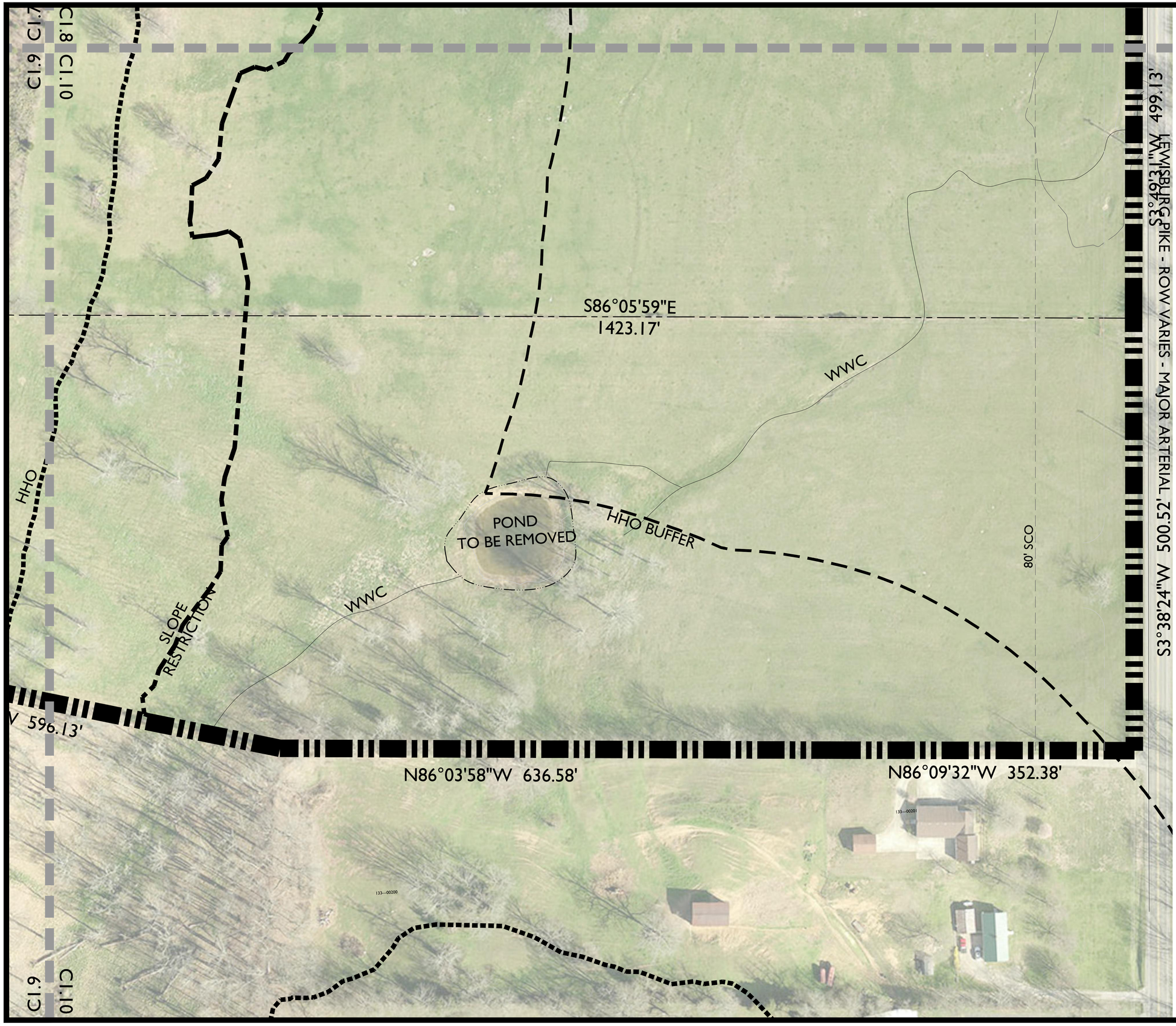

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SOUTHVALE PUD SUBDIVISION
REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY STOKES
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TENNESSEE No.
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EXISTING CONDITIONS ENLARGEMENT

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OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%
REQUIRED: 15% TOTAL = 1,599,523 SF
5% OPEN SPACES = 533,174 SF
10% NATURAL AREA = 1,066,349 SF
PROVIDED: 63% TOTAL = 6,739,183 SF
5.2% OPEN SPACE = 550,589 SF
58% NATURAL AREA = 6,188,594 SF

LOT	SF	TYPE
1001	143,003	NATURAL AREA
1002	59,405	NEIGHBORHOOD AMENITY
1003	2,152	POCKET PARK
1004	11,579	NATURAL AREA
1005	8,264	NATURAL AREA
1006	222,155	NATURAL AREA
1007	284,075	NATURAL AREA
1008	20,640	POCKET PARK
1009	8,771	POCKET PARK
1010	102,464	NEIGHBORHOOD AMENITY
1011	28,432	POCKET PARK
1012	100,783	POCKET PARK
1013	3,771	POCKET PARK
1014	2,859	POCKET PARK
1015	49,680	NEIGHBORHOOD AMENITY
1016	26,412	POCKET PARK
1017	26,892	NEIGHBORHOOD AMENITY
1018	9,169	POCKET PARK
1019	23,882	NATURAL AREA
1020	37,979	NATURAL AREA
1021	15,703	NATURAL AREA
1022	16,970	POCKET PARK
1023	95,387	NATURAL AREA
1024	5,346,567	NATURAL
1025	58,596	NEIGHBORHOOD AMENITY
1026	33,593	NEIGHBORHOOD AMENITY

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%
REQUIRED: 5,331,744 SF (50%)
PROVIDED: 6,739,183 SF (63%)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

SITE DATA CHART

PROJECT NAME: SOUTHVALE PUD SUBDIVISION
PROJECT NUMBER: 7495
ADDRESS: LEWISBURG PIKE
FRANKLIN, TN

PARCEL(S): 117-01200
117-01300 & 118-04900
117-01400, 118-04901, 118-05001, 118-05002, 133-00100
117-01901 & 117-01902

SITE AREA: 244.80 AC

BASE ZONING: MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING: PD (2.09 DUA)
ZONING OVERLAY: HHO, HHO BUFFER, SCO
ENVISION FRANKLIN: CONSERVATION SUBDIVISION

BUILDING TYPES APPLIED: HOUSE, DUPLEX, MULTIPLEX
FRONTAGE TYPES APPLIED: YARD FRONTAGE
LOT WIDTH (RESIDENTIAL): SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL): SEE ARCH SHEETS A1.0/A1.1
SETBACKS:
FRONT: SEE ARCH SHEETS A1.0/A1.1
SIDE: SEE ARCH SHEETS A1.0/A1.1
REAR: SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):
DETACHED: 196 LOTS
ATTACHED: 316 UNITS (136 LOTS)
TOTAL: 512 UNITS

BUILDING HEIGHT: 2 STORY

MINIMUM LSA: 20% - 48.72 AC
OPEN SPACE REQUIRED: 5% - 12.18 AC
NATURAL AREA REQUIRED: 10% - 24.36 AC
TREE CANOPY RETENTION: 71% - 82.76 AC

PARKING REQUIRED (BY USE):
2 / ALLEY-LOADED (196 UNITS): 392
2.5 / 2BR (165 UNITS): 413
3 / 3BR+ (152 UNITS): 456
TOTAL: 1,261

PARKING PROVIDED (BY USE): *MINIMUM
4/DETACHED (2 GARAGE, 2 TANDEM): 784 (PROVIDED ON LOT)
4/24' T+90'B (2 GARAGE, 2 TANDEM): 608 (PROVIDED ON LOT)
2/60'B (1 GARAGE, 1 TANDEM): 330 (PROVIDED ON LOT)
ON-STREET: 305
OFF-STREET: 131
TOTAL: 2,158

PARKLAND DEDICATION: 512 x $4,304 = $2,203,648
DEVELOPER TO PAY FEE IN LIEU

DEVELOPER: MIKE FORD

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

OWNERS:
117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 5,069,948 SF; 116.39 AC (48% OF SITE)
REQUIRED CANOPY PRESERVATION: 2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION: 3,634,498 SF; 83.43 AC (72% OF EXISTING)

	DETACHED					
	<40' DETACHED	40'-45'	46'-50'	51'-60'	>60' DETACHED	TOTAL DETACHED
NUMBER OF LOTS	27	91	35	35	8	196
% OF LOTS	13.78%	46.43%	17.86%	17.86%	4.08%	

TOTAL UNITS	512
TOTAL LOTS	332

	ATTACHED			TOTAL ATTACHED
	24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)	
NUMBER OF UNITS	76	164	76	316
NUMBER OF LOTS	76	41	19	136

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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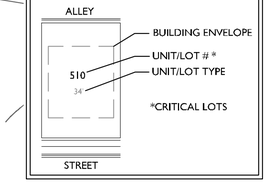
TYPICAL LOT



PHASING CHART

DEVELOPMENT	DETACHED RESIDENTIAL	ATTACHED RESIDENTIAL
PHASE 1	84	66
PHASE 2	66	159
PHASE 3	46	91
OVERALL	196	316

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES LICENSED LANDSCAPE ARCHITECT

Revision Date
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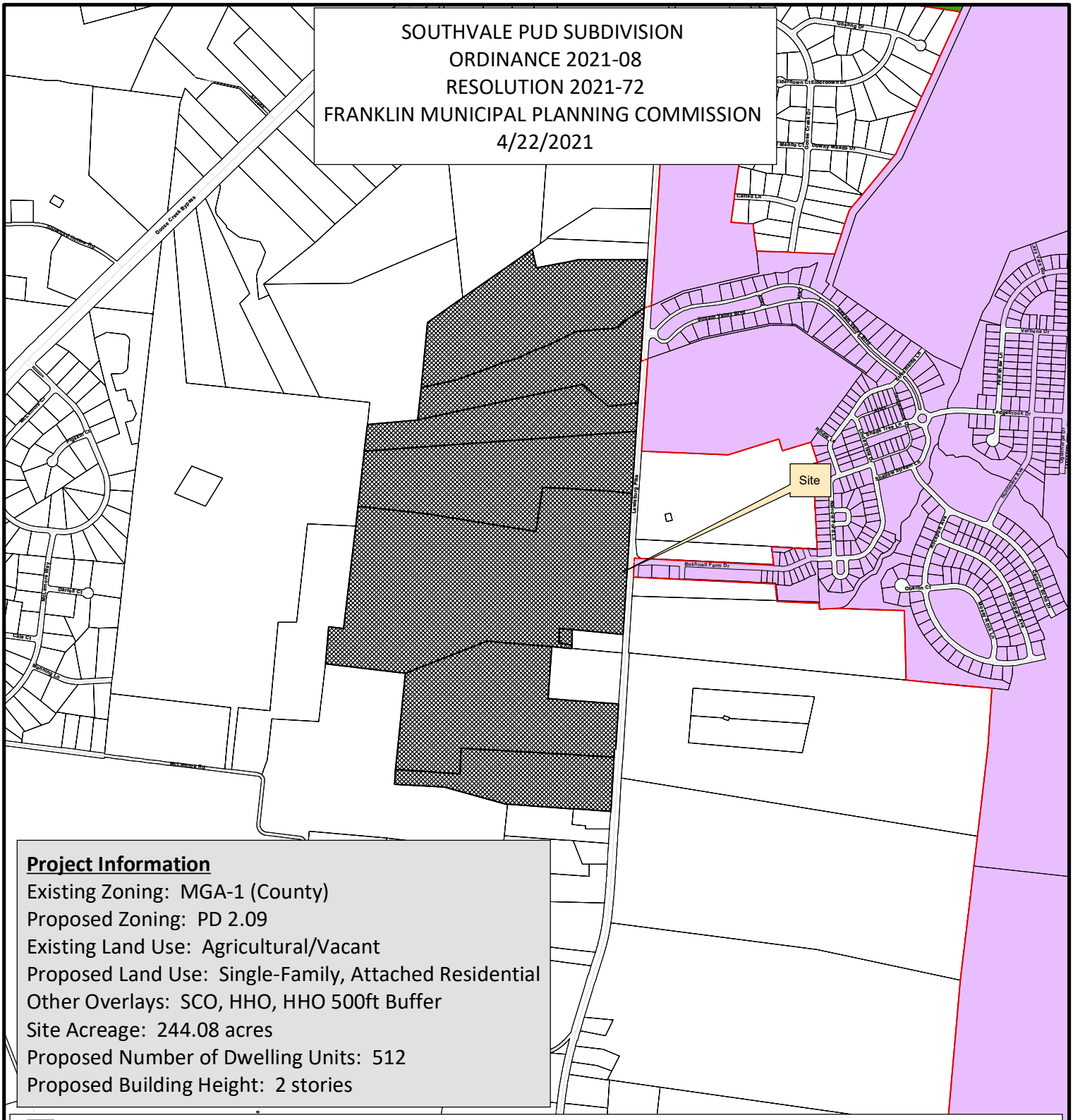
OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF 7495



Project Information

Existing Zoning: MGA-1 (County)
Proposed Zoning: PD 2.09
Existing Land Use: Agricultural/Vacant
Proposed Land Use: Single-Family, Attached Residential
Other Overlays: SCO, HHO, HHO 500ft Buffer
Site Acreage: 244.08 acres
Proposed Number of Dwelling Units: 512
Proposed Building Height: 2 stories

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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COF no: 7495

CONDITIONS OF APPROVAL:

Open Issues: 30 These issues are currently being filtered

Addressing

General Issues

89. Subdivision and Street Name Approval

lance.fittro@franklintn.gov	Please submit street names and subdivision name for approval. Submit to lori.jarosz@franklintn.gov

Engineering - Checklist

General Issues

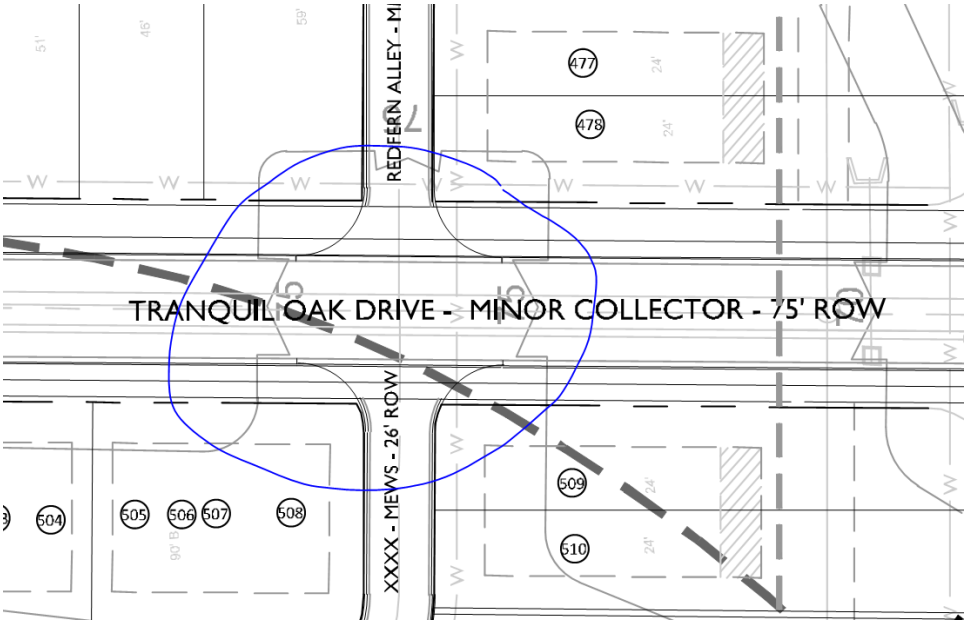
85. Development Plan

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** All access locations as shown on this Development Plan are tentatively approved based on the condition that all safety considerations, specifically Minimum Intersection Sight Distance as prescribed by AASHTO, will be met at the Site Plan stage. If Minimum Sight Distance cannot be safely achieved at the Site Plan stage, the proposed access locations shall be required to either (a) provide access restrictions on movements that do not meet minimum safety requirements, or (b) design and construct modifications to the intersecting roadway to remove the unsafe condition.

86. Development Plan

kevin.long@franklintn.gov	**Applicant shall complete all necessary roadway improvements as recommended by the TIA and the City's third-party review, and summarized below. All roadway improvements shall be completed and accepted prior to the first Certificate of Occupancy for each portion of the development as stated in the TIA.** **All improvements along Lewisburg Pike shall meet AASHTO, TDOT, and City of Franklin design requirements for a 50-MPH Major Arterial Roadway.** **(currently unamed) Boulevard / Southbrooke Boulevard** - The eastbound approach shall provide an exclusive left-turn lane and shared thru-right lane. The westbound approach shall include a shared left-thru lane and exclusive right-turn lane. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage along with the appropriate approach and bay tapers. **Forestside Drive / Stream Valley Boulevard** - The intersection control shall be converted to signalized control. The eastbound approach shall provide separate shared right-thru and left turn lanes. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage, along with the appropriate approach and bay tapers. In conjunction with signalization, the westbound approach shall be modified to provide shared right-thru and exclusive left turn lanes to promote optimal traffic signal operations under proposed conditions. The eastbound and westbound approaches shall be designed and modified as necessary to meet AASHTO and City of Franklin design standards for horizontal geometry. **Bolting Street / Bushnell Farm Drive** - The eastbound approach shall include a separate left-turn lane and shared thru-right lane. A northbound left-turn lane and southbound right-turn lane shall be provided including 100 feet of storage along with the appropriate approach and bay tapers. **Tranquil Oak Drive** - The eastbound approach shall include separate left and right turn lanes. A northbound left-turn lane and southbound right-turn lane with 100 feet storage shall be provided along with the appropriate approach and bay tapers.
94. Streets	
kevin.long@franklintn.gov	Applicant shall provide full design for the signalized intersection of Stream Valley Boulevard / Forestside Drive / Lewisburg Pike. The signal plans shall incorporate all intersection improvements (i.e. turn lanes) required per the approved TIA (including modifications to the westbound approach (Stream Valley Boulvevard)) and must be approved by TDOT and the City of Franklin. All intersection improvements shall be completed and accepted prior to the issuance of the first Building Permit for Phase 2 of this development plan. **(This comment applies to future Site Plans and *DOES NOT HINDER THE APPROVAL OF THIS DEVELOPMENT PLAN*.)**
104. Streets	

jimmy.wiseman@franklintn.gov The alleys closest to Lewisburg on Tranquil Oak Drive shall be shown as right in and right outs with a rollover curb island or a median in the collector right-of-way. The future collector connection to the proposed overpass will generate a significant amount of traffic requiring larger than average storage lengths and left turns shall be limited at this location.



Engineering - Development Plan Checklist

General Issues

34. F. Development Plan

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

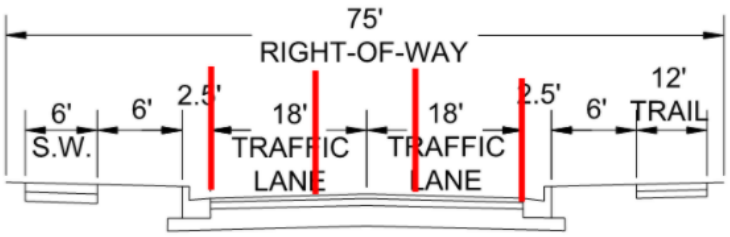
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department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

35. F. Development Plan

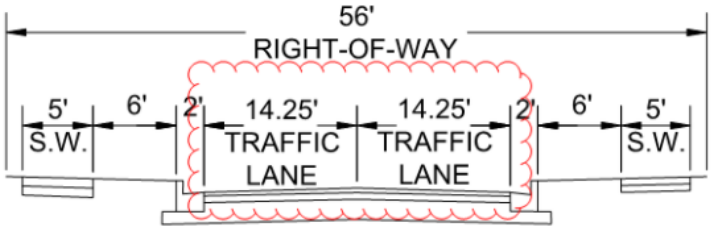
kevin.long@franklintn.gov Applicant shall remove "14.25' traffic lanes" and revise to reflect a configuration that complies with City of Franklin standards. As stated on the referenced previous version of this development plan (see below), the City of Franklin does not allow yield streets with excessively wide or narrow lanes. Traffic lanes in new developments shall be 11' or 12' in width. Areas of pavement not intended as travel lanes shall be labeled for their intended use (bike lane, parking, shoulder, etc.) in order to clarify reasoning for non-standard pavement widths. Unless on-street parking is clearly defined on one-side of the street, a wide pavement section encourages on-street parking on both sides which is by definition a "yield street" and is absolutely not allowed in new developments.

City of Franklin
Kevin Long
6/13/19
11:02 AM
3 - Planned Unit Development

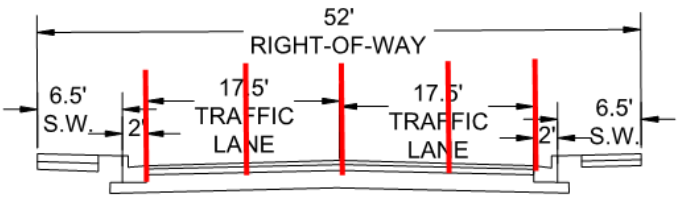
Applicant shall revise dimensions on typical sections to identify lanes as Travel, Turning, or Parking. The City of Franklin does not allow "yield streets" with excessively wide or narrow lanes.



COLLECTOR STREET (MCLEMORE ROAD)



SOUTHBROOKE BLVD (PHASE 2) - 56' ROW



2-LANE INTERMEDIATE AND LOW VOLUME STREET (WITH ON STREET PARKING)

Reply Edit Delete

[Edited By Kevin Long]

53. Runoff from Hillsides

joe.marlo@franklintn.gov	*Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **With each Site Plan**, Applicant shall intercept and direct stormwater from adjacent hillsides using appropriate storm infrastructure prior to its crossing over sidewalks or surface flowing into streets, alleys, or mews. Retaining walls, where used, shall be set back from the HHO and Area of Protected Slopes a minimum of five feet or the distance equal to the height of the wall, whichever is greater.

59. High Volume Local Streets

joe.marlo@franklintn.gov	Applicant shall include the COF Standard High Volume Local street section in the drawing set. (C4.10) *COF Street Section TS-5*

61. F. Development Plan

lance.fittro@franklintn.gov	This comment to remain open as a reminder to staff and condition of approval to be addressed with future Site Plan submittals, but **should not hinder approval of the Development Plan**: In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.

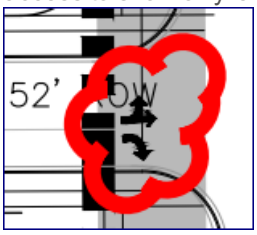
65. Future Lewisburg Pike Build-Out

joe.marlo@franklintn.gov	*Comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **With each Site Plan**, Applicant shall show how grading for the future, ultimate build-out of Lewisburg Pike can be tied into the proposed grading for the site using 3H:1V or flatter slopes and without the need for future retaining walls. Future grades for the ultimate build-out shall be extrapolated from existing grades at the centerline of Lewisburg Pike. Retaining walls and stormwater features proposed within the development with each Site Plan shall be located a minimum of 10 feet from existing and dedicated ROW to allow for future construction easements.

69. ROW and Access Plans

joe.marlo@franklintn.gov Applicant shall revise the ROW and Access Plans (C4.x series) as follows:

1. Correct the turn lane arrows to accurately reflect a left turn and a shared/thru right turn turn (i.e. thru lane is shared with right turn, not left turn lane). Correct the southernmost access to show only left or right turns, with no thru.



2. Demonstrate/dimension that TIA storage recommendations at access connections to Lewisburg Pike can still be met when Lewisburg Pike is widened to its full ROW section. Dimensions presently shown appear to account for the current two lane section only.

70. Goose Creek Plan

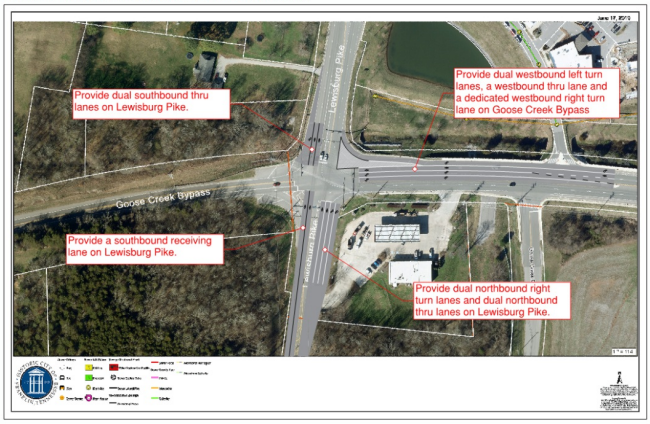
joe.marlo@franklintn.gov Applicant shall label proposed turn lane storage lengths (200 feet plus taper) on C4.9 Goose Creek Plan.

84. Offsite Improvements

jimmy.wiseman@franklintn.gov The condition is tied to the Meadows and Villages at Southbrooke PUD Subdivision. Please reach out to Jimmy Wiseman to set up a meeting to discuss.

City of Franklin
Jimmy Wiseman
3/19/20 1:23 PM
4 - One Stop 3-18-2020 (submittal 004)

The development agreement has been approved by BOMA. The developer shall design and construct the full planned improvements for the intersection and have them accepted by City and State inspectors at 50% buildout of the Southbrooke PUD Subdivision.



96. Access Easement

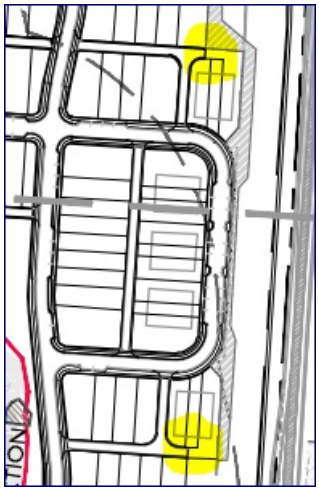
lance.fittro@franklintn.gov The previous comment, "*Applicant shall clarify the source of the access easement indicated on the plans, and what the actual width is (noted as 50', drawn to approx. 12'). Verify access easement is shown in the correct location given the width discrepancy.* " has not been fully-addressed.

Applicant shall provide the source (recorded book and page number) of the 50' access easement shown on the plan.

103. Alleys

joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Dead-end alleys are not allowed. Applicant shall revise alleys to be continuous with dead-ends eliminated. Consider investigating private access easements / driveways where additional access is required.



FIRE--Planning

General Issues

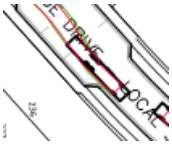
18. Fire Protection

curt.edelmann@franklintn.gov I will hold this comment open until you provide the flow test information. Please make sure the information is on the utility drawings.

72. Auto turn

curt.edelmann@franklintn.gov Add minimum design speed 5-mph to the apparatus specifications.

Truck appears to be hitting parked cars.



74. Fire Lane

curt.edelmann@franklintn.gov Provide an auto-turn drawing showing the turn-around is possible.
Lot 157
Lot 39

[Edited By Curt Edelmann]

76. Hydrants

curt.edelmann@franklintn.gov Additional hydrants are needed to meet the 400-foot distance requirement for lots 1--10.

100. Hydrants

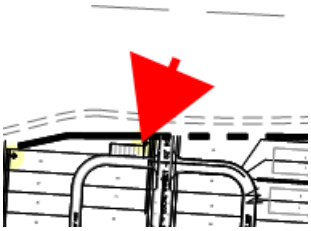
curt.edelmann@franklintn.gov Install an additional hydrant at the intersection of Tranquil Oak Drive and Lewisburg Pike to meet the 400-foot distance requirement for lots 476--474.

101. Hydrant

curt.edelmann@franklintn.gov Please move this hydrant closer to the intersection with the alley to avoid a conflict with parking.

102. Hydrant

curt.edelmann@franklintn.gov Could this hydrant be moved closer to the intersection to avoid a conflict with a parked car?



Parks

General Issues

2. Parkland information

kevinl@franklintn.gov Parkland agreement 2021-0067 for 512 units has been submitted to Law on 4-7-21.

If this density changes over the next few weeks, the developer shall contact Parks soon as possible to keep on the agreement on track for Law return date of 5-7-21.

Preservation/HZC

General Issues

87. Historic Resources

amanda.rose@franklintn.gov At Site Plan, the applicant shall revise the screening adjacent the on-street parking area directly across the street from the Sugar Hill Historic Property such that it is organized in a more informal, naturalistic screen.

Stormwater

General Issues

27. Stormwater Management Plan

lance.fittro@franklintn.gov **This is an advisory comment which should not hinder approval of the Development Plan:**
Upon approval, the Development Plan will be vested in the City of Franklin development standards in effect at the time of submittal. This includes the current stormwater ordinance and BMP Manual (2016 version) which shall be utilized for design of stormwater management features for all future site plan submittals.

Water/Sewer

General Issues

73. Redwing Pump station

scott.andrews@franklintn.gov ***Keeping this advisory comment open as a reminder:***

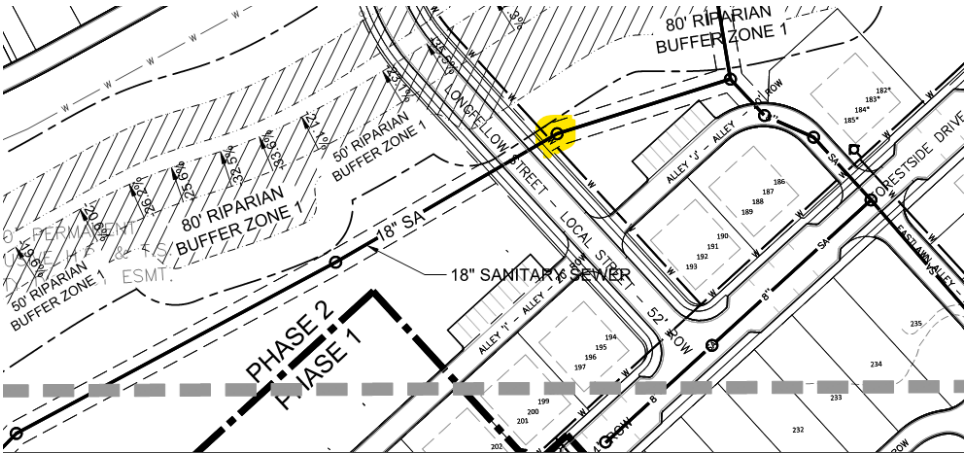
The Redwing pump station is currently undergoing a capacity analysis to determine available capacity for additional development. The timeline for completion of the analysis will not be completed prior to the development plan moving forward. The applicant must understand its likely additional upgrades will be required to ensure capacity is available. Once the analysis is completed, additional pump station requirements will be assigned. At minimum an additional pump will be required to maintain flow requirements. Final requirements for the station will be assigned at site plan stage.

For questions, the applicant shall contact Ben McNeil with Franklin Water Management. 615-794-4554

97. Sanitary sewer manhole

scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

Applicant shall ensure proper separation is maintained between sanitary sewer and all other utilities. The manhole highlighted looks to be too close to the water main.



98. Sanitary sewer

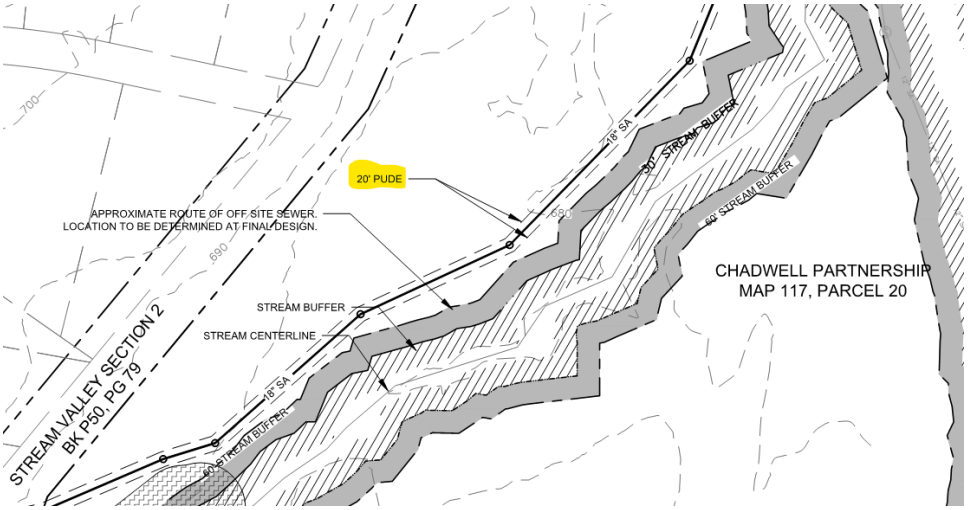
scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

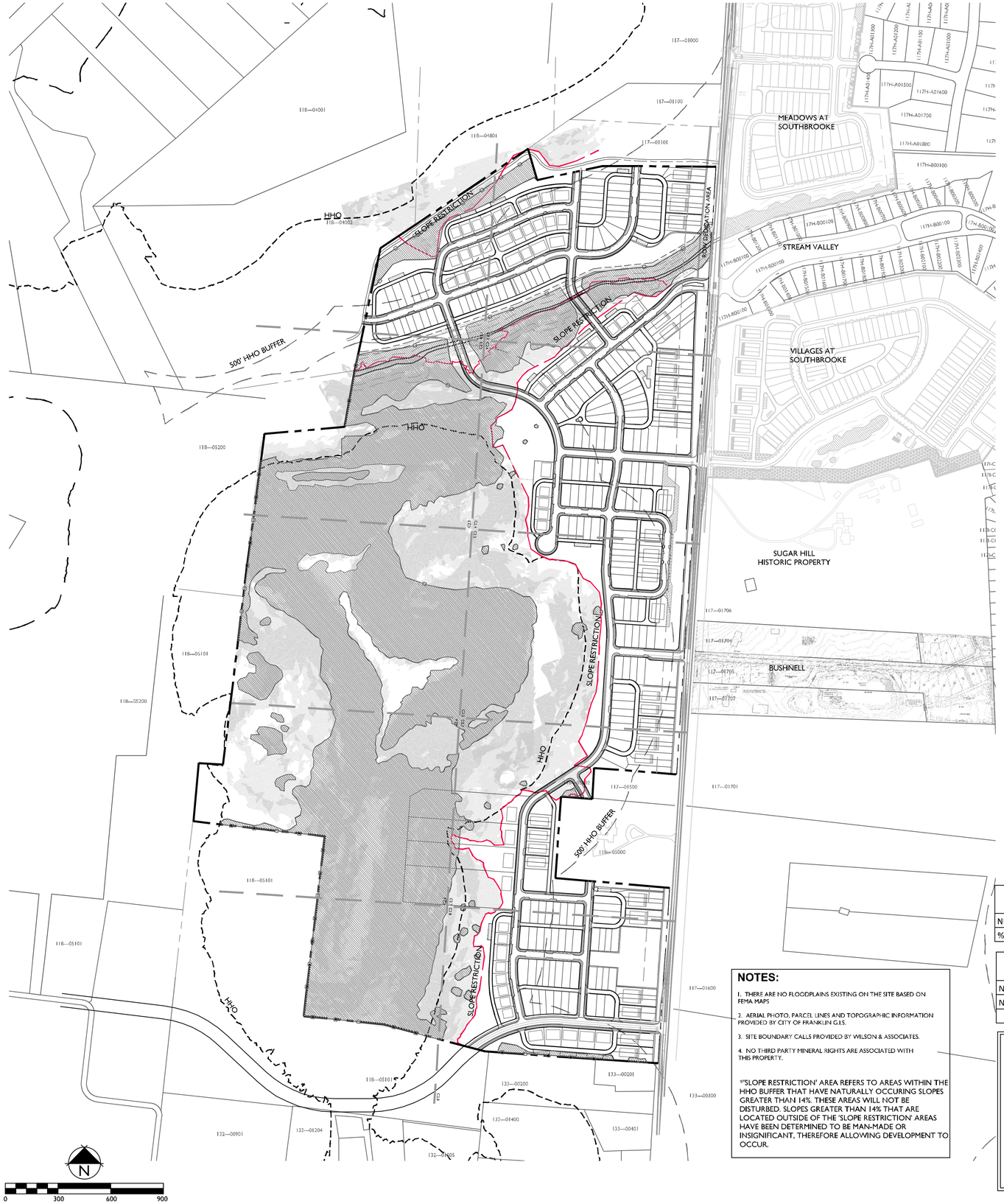
The applicant shall identify any area where the sanitary sewer main may be at or greater than 12' in depth. The areas where the sanitary sewer may be at or greater than 12' in depth shall be profiled to ensure the lines can be constructed and/or maintained. The required easements shall be shown to ensure there are no conflicts with proposed structures.

99. Sanitary Sewer Easement

scott.andrews@franklintn.gov *This is a newcomment because the sanitary sewer main alignment has been modified with this submittal to be out of the stream buffers.*

Applicant shall label the easement around the off-site sewer as "exclusive sanitary sewer easement".





OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%
REQUIRED: 15% TOTAL = 1,599,523 SF
5% OPEN SPACES = 533,174 SF
10% NATURAL AREA = 1,066,349 SF
PROVIDED: 63% TOTAL = 6,739,183 SF
5.2% OPEN SPACE = 550,589 SF
58% NATURAL AREA = 6,188,594 SF

LOT	SF	TYPE
1001	143,003	NATURAL AREA
1002	59,405	NEIGHBORHOOD AMENITY
1003	2,152	POCKET PARK
1004	11,579	NATURAL AREA
1005	8,264	NATURAL AREA
1006	222,155	NATURAL AREA
1007	284,075	NATURAL AREA
1008	20,640	POCKET PARK
1009	8,771	POCKET PARK
1010	102,464	NEIGHBORHOOD AMENITY
1011	28,432	POCKET PARK
1012	100,783	POCKET PARK
1013	3,771	POCKET PARK
1014	2,859	POCKET PARK
1015	49,680	NEIGHBORHOOD AMENITY
1016	26,412	POCKET PARK
1017	26,892	NEIGHBORHOOD AMENITY
1018	9,169	POCKET PARK
1019	23,882	NATURAL AREA
1020	37,979	NATURAL AREA
1021	15,703	NATURAL AREA
1022	16,970	POCKET PARK
1023	95,387	NATURAL AREA
1024	5,346,567	NATURAL
1025	58,596	NEIGHBORHOOD AMENITY
1026	33,593	NEIGHBORHOOD AMENITY

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%
REQUIRED: 5,331,744 SF (50%)
PROVIDED: 6,739,183 SF (63%)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION
PROJECT NUMBER:	7495
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
SITE AREA:	244.80 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):
DETACHED: 196 LOTS
ATTACHED: 316 UNITS (136 LOTS)
TOTAL: 512 UNITS

BUILDING HEIGHT:	2 STORY
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC

PARKING REQUIRED (BY USE):

2 / ALLEY-LOADED (196 UNITS):	392
2.5 / 2BR (165 UNITS):	413
3 / 3BR+ (152 UNITS):	456
TOTAL:	1,261

PARKING PROVIDED (BY USE): *MINIMUM

4/DETACHED (2 GARAGE, 2 TANDEM):	784 (PROVIDED ON LOT)
4/24' T+90'B (2 GARAGE, 2 TANDEM):	608 (PROVIDED ON LOT)
2/60'B (1 GARAGE, 1 TANDEM):	330 (PROVIDED ON LOT)
ON-STREET:	305
OFF-STREET:	131
TOTAL:	2,158

PARKLAND DEDICATION:	512 x $4,304 = $2,203,648 DEVELOPER TO PAY FEE IN LIEU
DEVELOPER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

OWNERS:
117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (48% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498 SF; 83.43 AC (72% OF EXISTING)

	DETACHED					
	<40' DETACHED	40'-45'	46'-50'	51'-60'	>60' DETACHED	TOTAL DETACHED
NUMBER OF LOTS	27	91	35	35	8	196
% OF LOTS	13.78%	46.43%	17.86%	17.86%	4.08%	

TOTAL UNITS	512
TOTAL LOTS	332

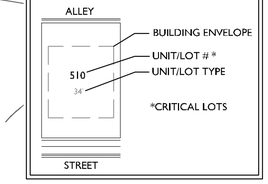
	ATTACHED			TOTAL ATTACHED
	24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)	
NUMBER OF UNITS	76	164	76	316
NUMBER OF LOTS	76	41	19	136

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"SLOPE RESTRICTION" AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

TYPICAL LOT



PHASING CHART

DEVELOPMENT	DETACHED RESIDENTIAL	ATTACHED RESIDENTIAL
PHASE 1	84	66
PHASE 2	65	159
PHASE 3	46	91
OVERALL	196	316

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES LICENSED LANDSCAPE ARCHITECT

Revision Date
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OVERALL DEVELOPMENT PLAN

SHEET
C2.0

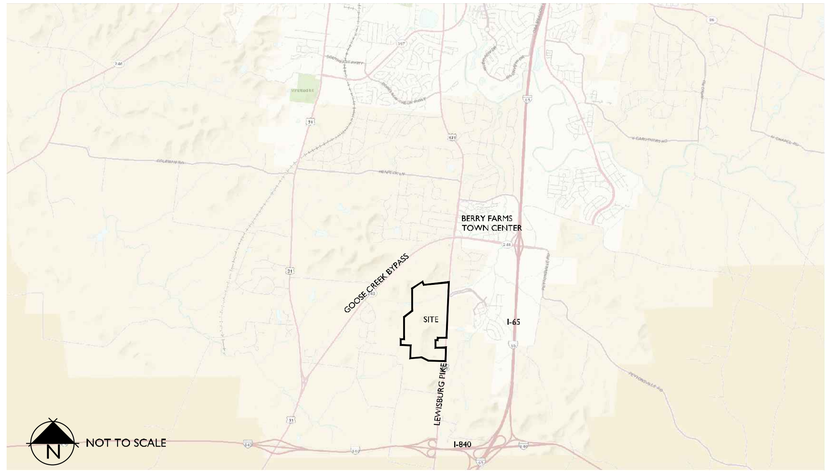
COF 7495

SOUTHVALE

PUD SUBDIVISION DEVELOPMENT PLAN

PD (2.09)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PARCELS

117---01200, 117---01300, 117---01400, 118---04900, 118---04901, 118---05001, 118---05002, 133---00100

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
512 UNITS x 350 GPD = 179,200 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. 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 THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPANY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

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C1.3	EXISTING CONDITIONS ENLARGEMENT
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C1.5	EXISTING CONDITIONS ENLARGEMENT
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SOUTHVALE PUD SUBDIVISION

SITE DATA

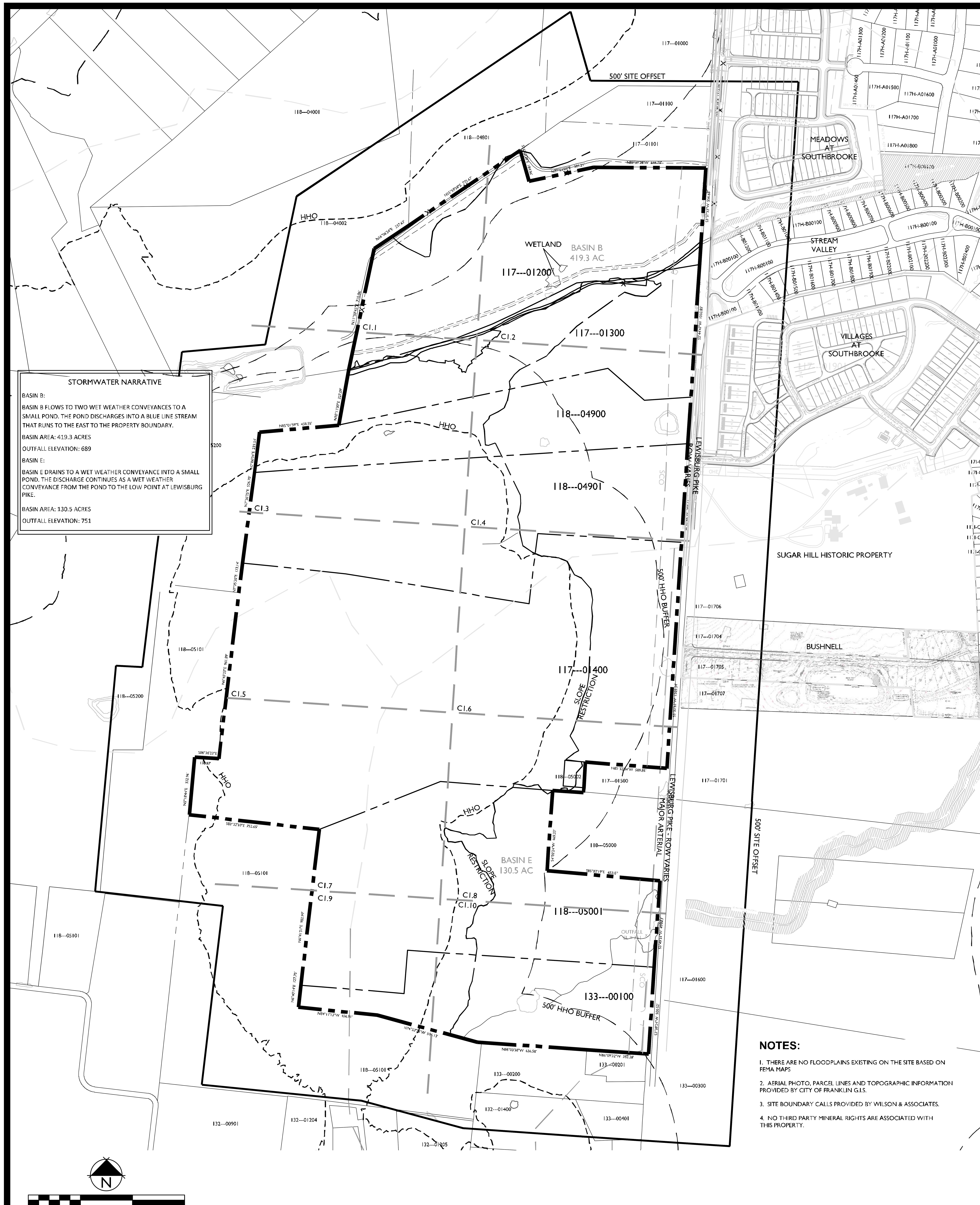
SUBDVISION/DEVELOPMENT:	SOUTHVALE PUD SUBDIVISION
COF PROJECT NUMBER:	7495
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	244.80 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09)
APPLICABLE OVERLAYS:	HHO, HHO BUFFER, SCENIC CORRIDOR
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
PARKLAND DEDICATION:	DEVELOPER TO PAY FEE IN LIEU 512 x $4,304 = $2,203,648

PRE-APP SUBMITTAL: 02.22.2021
INITIAL SUBMITTAL: 03.08.2021
RESUBMITTAL: 04.01.2021
COF: 7495

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FORD CLASSIC HOMES

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



STORMWATER NARRATIVE

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN E:

BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES

OUTFALL ELEVATION: 751

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

PARCEL OWNERS

117---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215

117---01300 &118---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
DWIGHT STACEY PROPERTY
PARCEL 13, MAP 117
PARCEL 49, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°11'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00" EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);
NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F);
NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

PROPERTY DESCRIPTION
FLORENCE HENDRICKSON MCKEITHAN PROPERTY
WILLIAMSON COUNTY, TN MAP 117, PARCEL 12
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY CARRERA 2 PROPERTIES, DB 3007, PG 732, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWC) AND BY JUDE AND MARILYN MONTE, DB 7232, PG 301, ROWC; ON THE WEST BY CARRERA 2 PROPERTIES LLC, DB 3007, PG 730, ROWC; ON THE SOUTH BY DWIGHT AND SHARON STACEY, DB 1543, PG 470, ROWC, AND ON THE EAST BY LEWISBURG PIKE (U.S. HWY 431 -60' ROW); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - 60'ROW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732 AND THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING CARRERA 2 PROPERTIES, WITH THE RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°37'33" WEST, FOR 556.66' TO AN EXISTING FENCE CORNER;
THENCE, LEAVING LEWISBURG PIKE, FOLLOWING AN EXISTING FENCE ALONG THE NORTH LINES OF STACEY BEINGTHE SOUTH LINES OF SAID HEREIN-DESCRIBED TRACT, FOR THE FOLLOWING CALLS:
THENCE, WITH THE MEANDERS OF AN EXISTING FENCE LINE TO POINTS AS FOLLOWS:
NORTH 80°27'46" EAST, FOR 206.46' TO AN EXISTING FENCE CORNER;
SOUTH 84°30'02" WEST, FOR 76.25' TO A TREE WITH FENCE;
SOUTH 74°35'54" WEST, FOR 22.25' TO A TREE WITH FENCE;
SOUTH 05°22'29" WEST, FOR 76.07' TO AN EXISTING FENCE CORNER;
NORTH 84°18'15" WEST, FOR 288.80' TO AN EXISTING FENCE CORNER;
SOUTH 84°23'21" WEST, FOR 113.62' TO AN EXISTING FENCE CORNER;
SOUTH 62°23'59" WEST, FOR 110.69' TO AN EXISTING FENCE CORNER;
SOUTH 64°25'33" WEST, FOR 117.36' TO A TREE WITH FENCE;
SOUTH 64°32'06" WEST, FOR 141.38' TO AN EXISTING FENCE CORNER;
SOUTH 68°37'55" WEST, FOR 252.14' TO AN EXISTING FENCE CORNER;
SOUTH 74°39'19" WEST, FOR 190.42' TO AN EXISTING FENCE CORNER;
SOUTH 73°45'29" WEST, FOR 426.50' TO A CAPPED IRON ROD (FOUND) AT THE NORTHWEST CORNER OF STACEY ALSO BEING THE SOUTHEAST CORNER OF CARERRA 2 PROPERTIES LLC, DB 3007, PG 730 AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, TURNING NORTHWARDLY STILL WITH THE MEANDERS OF FENCE LINE, NORTH 11°50'45" EAST, FOR 710.06' TO AN IRON POST (FOUND);
THENCE, WITH A FENCELINE ALONG THE NORTH LINES OF SAID HEREIN-DESCRIBED TRACT AND CARRERA 2 PROPERTIES LLC, NORTH 56°06'24" EAST, FOR 237.62' TO AN IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF MONTE;
THENCE, CONTINUING WITH SAID FENCE LINE, WITH THE SOUTH LINE OF MONTE, NORTH 55°59'58" EAST, FOR 775.67' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CARRERA 2 PROPERTIES, DB 3007, PG 732;
THENCE, WITH CARRERA 2 PROPERTIES TO POINTS AS FOLLOWS:
SOUTH 16°03'28" EAST, FOR 184.96' TO AN IRON ROD (FOUND);
NORTH 77°53'03" EAST, FOR 381.21' TO AN IRON POST (FOUND);
SOUTH 89°39'28" EAST, FOR 644.75' TO THE POINT OF BEGINNING AND CONTAINING 1,407,450.8 SQ. FT. OR 32.311 ACRES, MORE OR LESS, BASED ON A FIELD-RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON 9-7-18.
THIS PARCEL IS SUBJECT TO A 50' WIDE INGRESS EGRESS EASEMENT OF RECORD IN BOOK 814, PAGE 315, R.O.W.C. FOR AN EXISTING DRIVEWAY;
THIS PARCEL IS SUBJECT TO A 20' PERMANENT EXCLUSIVE H.B.&T.S. UTILITY DISTRICT EASEMENT ACROSS THE SOUTHERN PORTION OF THIS PARCEL. SAID 20' PERMANENT EASEMENT HAS A 30' TEMPORARY CONSTRUCTION EASEMENT ABUTTING THE NORTH EDGE OF SAID EASEMENT. SAID EASEMENT IS OF RECORD IN BOOK 5992, PAGE 615, R.O.W.C.

PROPERTY DESCRIPTION
HILLS OF TENNESSEE, LLC
PARCEL 14, MAP 117
PARCEL 49.01, MAP 118
PARCEL 50.02, MAP 118
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 14 ON WILLIAMSON COUNTY PROPERTY MAP 117, PARCEL 49.01, MAP 118, PARCEL 50.02, MAP 118, PARCEL 50.01, MAP 118, AND PARCEL 1, MAP 133 AND FURTHER IDENTIFIED AS PROPERTY BELONGING TO HILLS OF TENNESSEE, LLC AS OF RECORD IN DEED BOOK 6826, PAGE 282, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF THE THREE (5) PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE CORNER (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 431) AT THE SOUTHEAST CORNER OF THE DWIGHT AND SHARON STACEY PROPERTY OF RECORD IN BOOK 1543, PAGE 470, R.O.W.C., AND BEING THE NORTHEAST CORNER OF THE HILLS TENNESSEE, LLC PROPERTY OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C. AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 04°02'46" WEST, FOR 569.73' TO A T-POST (FOUND);
THENCE, CONTINUING WITH LEWISBURG PIKE, SOUTH 03°33'53" WEST, FOR 1305.34' TO AN IRON ROD (FOUND), SAID IRON ROD BEING THE NORTHEAST CORNER OF HOOD AS OF RECORD IN DB 1000, PAGE 749, R.O.W.C.;
THENCE, WITH HOODS' LINES FOR THE FOLLOWING CALLS:
NORTH 85°32'04" WEST, FOR 469.99' TO A POINT AT AN IRON ROD (FOUND) AT A FENCE POST;
SOUTH 03°50'29" WEST, FOR 172.06' TO A FENCE POST (FOUND), HOODS' SOUTHWEST CORNER;
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND), IN NORTH LINE OF KS WAVES, LLC AS OF RECORD IN DB 6142, PAGE 153 R.O.W.C.;
THENCE, WITH THE NORTH, WEST, AND SOUTH LINES OF KS WAVES, LLC, THE FOLLOWING CALLS:
NORTH 85°49'40" WEST, FOR 177.70' TO A FENCE POST (FOUND);
SOUTH 4°02'24" WEST, FOR 469.23' TO A FENCE POST (FOUND);
SOUTH 85°02'19" EAST, FOR 653.07' TO A T- POST (FOUND); IN THE WEST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH LEWISBURG PIKE, THE FOLLOWING CALLS:
SOUTH 3°49'31" WEST, FOR 499.13' TO A FENCE POST (FOUND);
SOUTH 3°38'28" WEST, FOR 500.52' TO A FENCE POST (FOUND); IN THE NORTH LINE OF SAVVY HOME STAGING AND REDESIGN, LLC AS OF RECORD IN DB 7288, PAGE 499, R.O.W.C.;
THENCE, WITH SAVVY HOME'S NORTH LINE, NORTH 86°09'32" WEST, FOR 352.38' TO A FENCE POST (FOUND) AT A NORTH CORNER OF GERALD L. MCGEE AS OF RECORD IN DB 6827, PAGE 715, R.O.W.C.;
THENCE, WITH MCGEE'S NORTH LINE, NORTH 86°03'58" WEST, FOR 636.58' TO AN IRON ROD (FOUND); AT THE NORTH EAST CORNER OF SONIA FAMILY TRUST AS OF RECORD IN BOOK 7048, PAGE 754, R.O.W.C.;
THENCE, WITH SONIA FAMILY TRUST THE FOLLOWING CALLS:
NORTH 74°53'28" WEST, FOR 596.13' TO AN IRON ROD (FOUND);
NORTH 84°11'13" WEST, FOR 456.91' TO A FENCE POST (FOUND);
NORTH 6°40'14" EAST, FOR 127.70' TO IN IRON ROD (FOUND);
NORTH 6°41'51" EAST, FOR 902.99' TO A FENCE POST (FOUND);
NORTH 83°32'10" WEST, FOR 752.65' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF MCLEMORE ROAD TRUST AS OF RECORD IN BOOK 7503, PAGE 633, R.O.W.C.;
THENCE, WITH MCLEMORE ROAD TRUST THE FOLLOWING CALLS:
NORTH 05°18'44" EAST, FOR 332.96' TO A FENCE POST (FOUND);
SOUTH 86°36'22" EAST, FOR 138.87' TO A FENCE POST (FOUND);
NORTH 06°45'23" EAST, FOR 961.89' TO A FENCE POST (FOUND) AT THE SOUTH EAST CORNER OF LEVINE PROPERTY AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C.;
THENCE, CONTINUING WITH LEVINE, NORTH 07°35'30" EAST, FOR 173.14' TO A FENCE POST (FOUND); THENCE NORTH 7°36'25" EAST, 526.70' TO A T-POST (FOUND) SAID FENCEPOST BEING THE SOUTHWEST CORNER OF STACEY AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;
THENCE, NORTH 86°11'55" EAST, FOR 2500.94' TO THE POINT OF BEGINNING AND CONTAINING 7,505,882.0 SQ.FT OR 172.311 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019.

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION
PROJECT NUMBER:	7495
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	244.80 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCENIC CORRIDOR
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):
DETACHED: LOTS
ATTACHED: UNITS (LOTS)
TOTAL: 512 UNITS

BUILDING HEIGHT:	2 STORY
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC

PARKING REQUIRED (BY USE):

2 / ALLEY-LOADED (196 UNITS):	392
2.5 / 2BR (165 UNITS):	413
3 / 3BR+ (152 UNITS):	456
TOTAL:	1,261

PARKING PROVIDED (BY USE): *MINIMUM

4/DETACHED (2 GARAGE, 2 TANDEM):	784 (PROVIDED ON LOT)
4/24' T+90'B (2 GARAGE, 2 TANDEM):	608 (PROVIDED ON LOT)
2/60'B (1 GARAGE, 1 TANDEM):	330 (PROVIDED ON LOT)
ON-STREET:	305
OFF-STREET:	131
TOTAL:	2,158

PARKLAND DEDICATION: 512 x $4,304 = $2,203,648
DEVELOPER TO PAY FEE IN LIEU

DEVELOPER: MIKE FORD

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

TREE CANOPY RETENTION

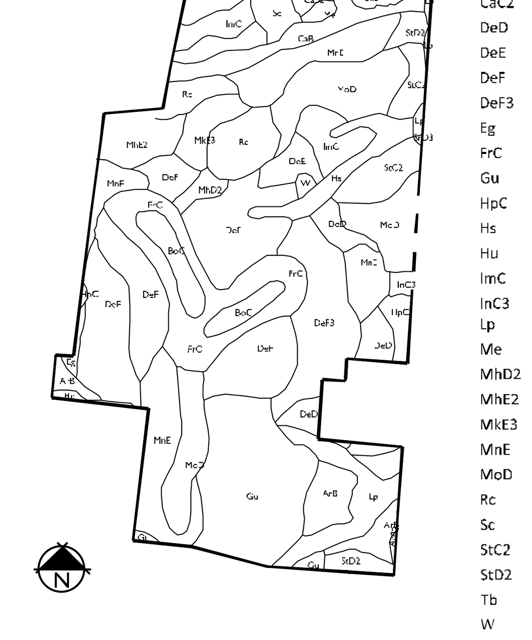
OVERALL SITE AREA = 10,663,575 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (48% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498 SF; 83.43 AC (72% OF EXISTING)

SOILS MAP - NTS



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded
DeD	Dellrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Dellrose gravelly silt loam, 20 to 30 percent slopes, eroded
DeF	Dellrose gravelly silt loam, 30 to 60 percent slopes, eroded
DeF3	Dellrose cherty silt loam, 30 to 40 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
FrC	Frankstown cherty silt loam, 5 to 12 percent slopes
Gu	Gullied land
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes
Hs	Huntington cherty silt loam, phosphatic
Hu	Huntington silt loam, phosphatic
ImC	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Me	Melvin silt loam, phosphatic
MhD2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
MhE2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
MkE3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
Sc	Sees silty clay loam
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE TENNESSEE No. 4-4-21

Revision Date

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△
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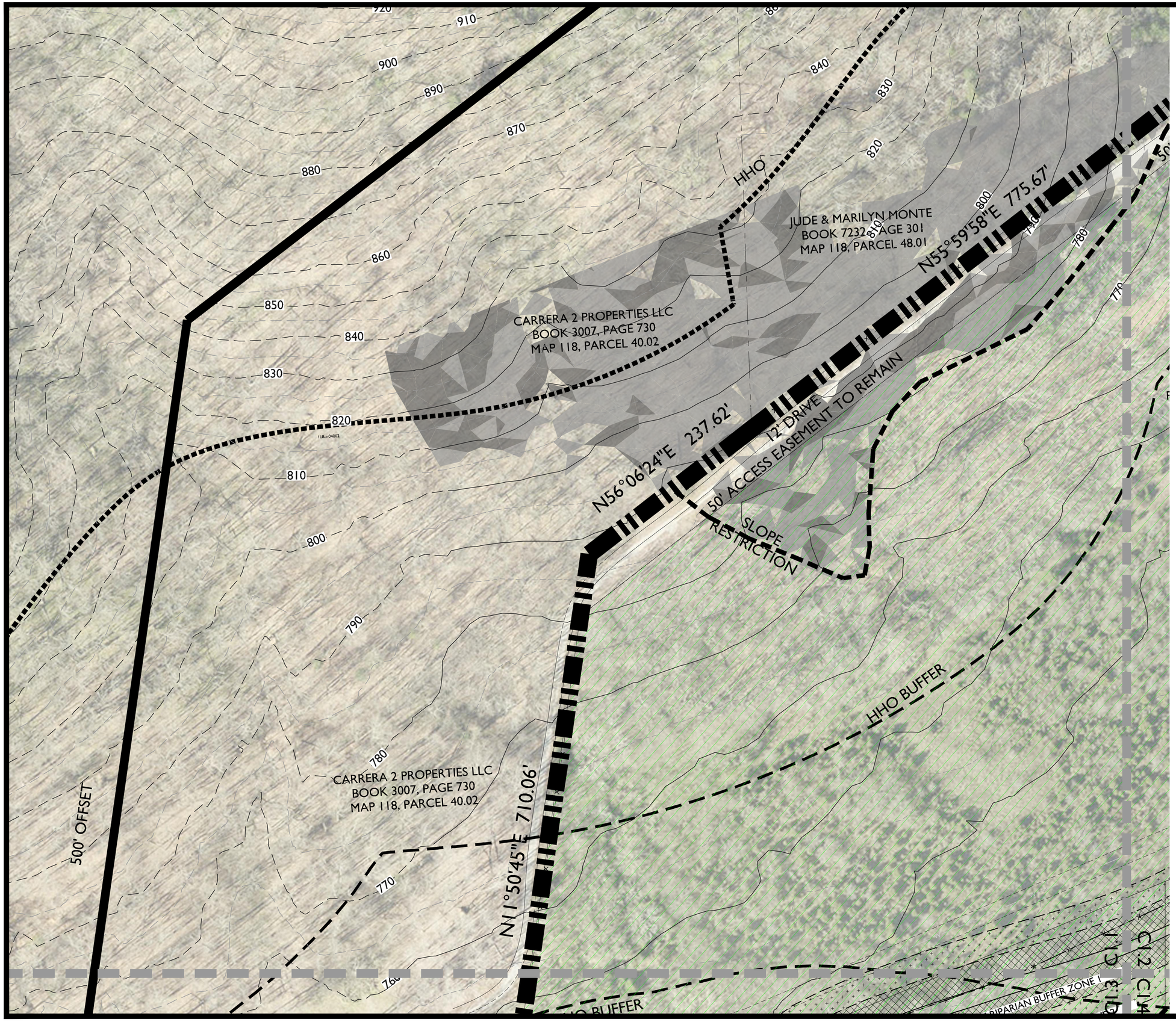
△

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7495



KEY

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- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30', RIPARIAN BUFFER ZONE 1
- 30', RIPARIAN BUFFER ZONE 2

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NOTES:

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3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 1

Revision Date
△ _____
△ _____
△ _____
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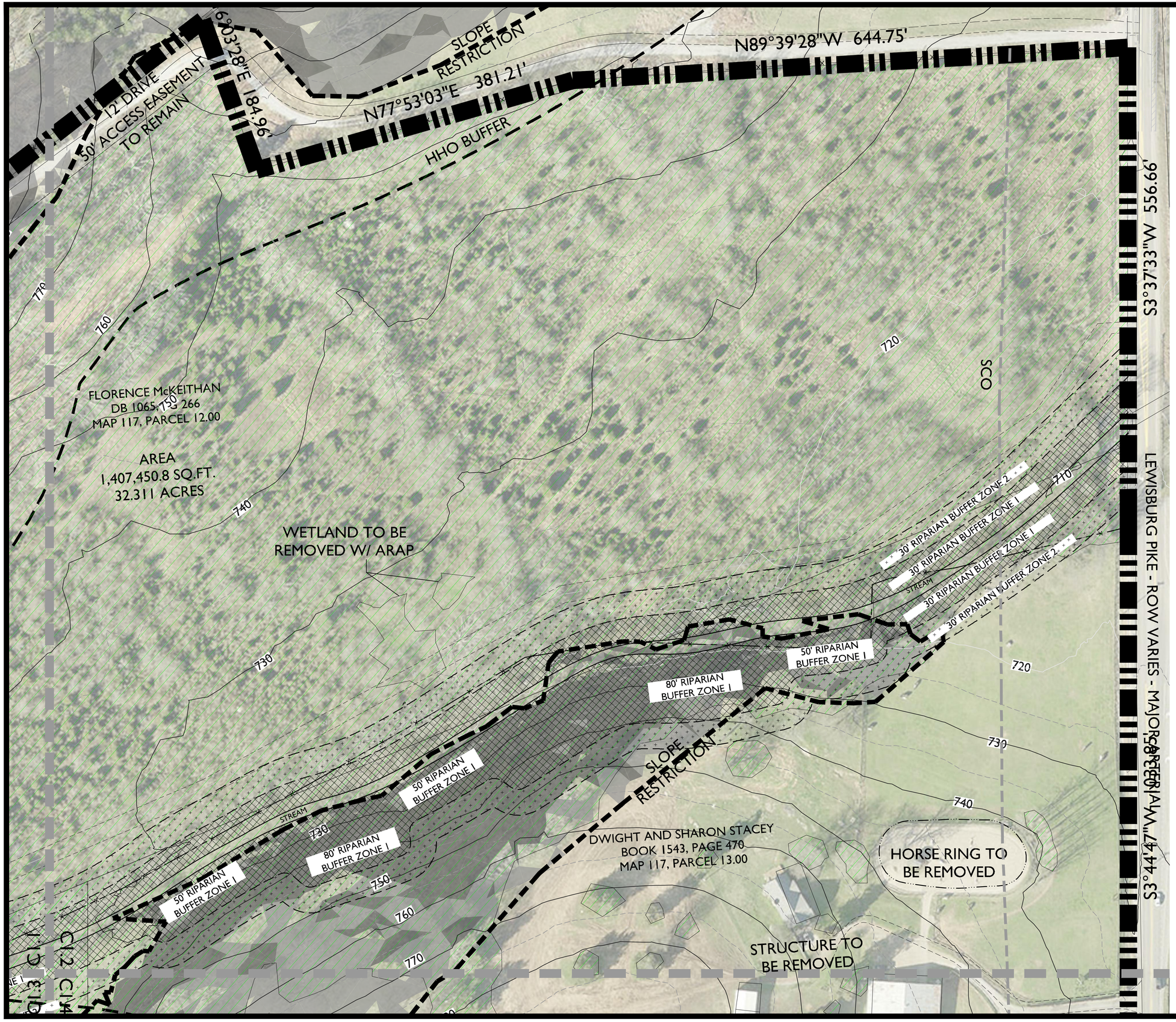
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

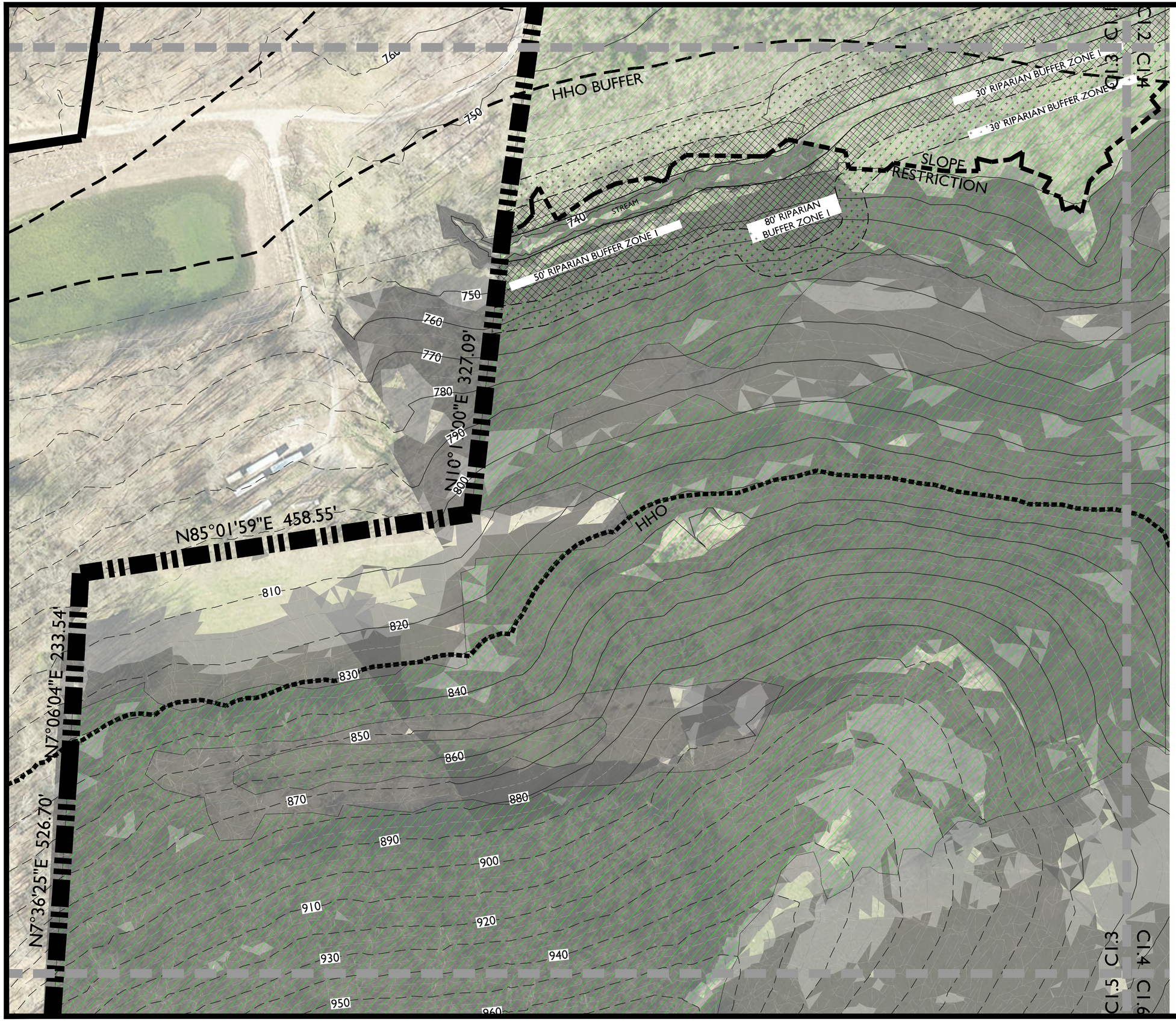
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 000000
AGRICULTURE

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2

COF 7495
Page 143 of 315



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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

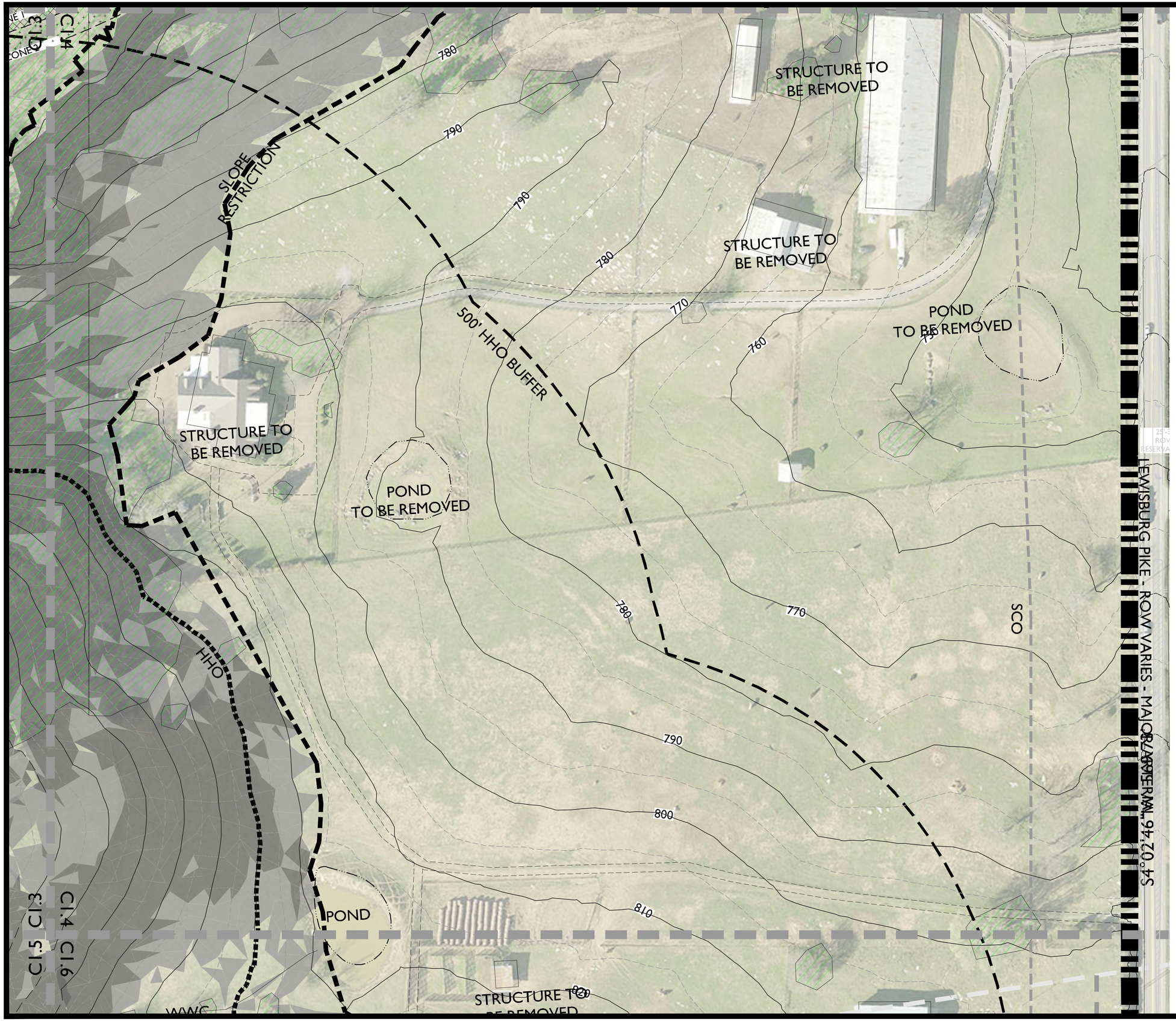
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 000000
4-12-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3

COF 7495
Page 144 of 315



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 000000 AGRICULTURE & ENVIRONMENT

Revision Date
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- △
- △
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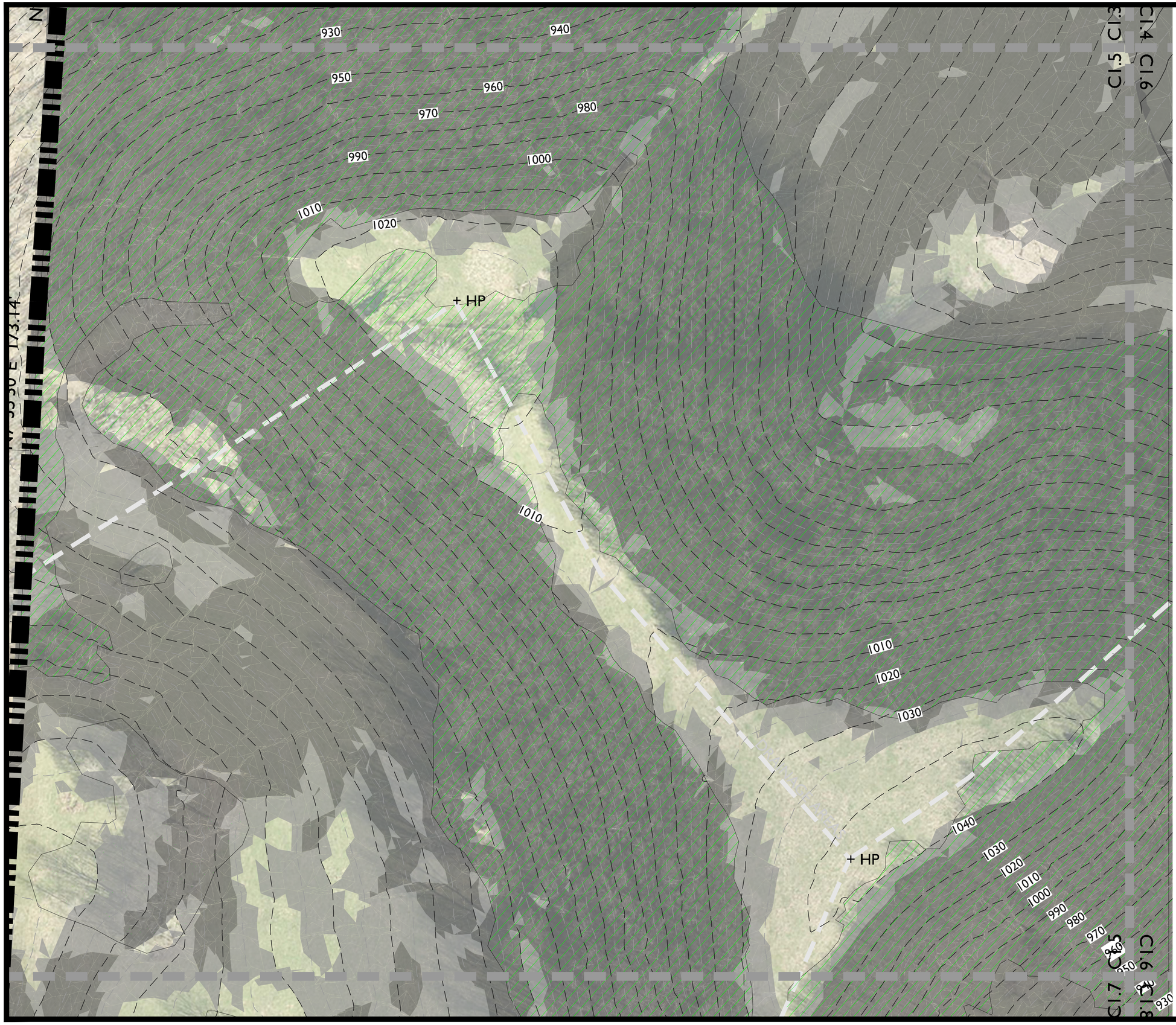
EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.4

COF 7495
Page 145 of 315



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE No. 1
4-7-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7495

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

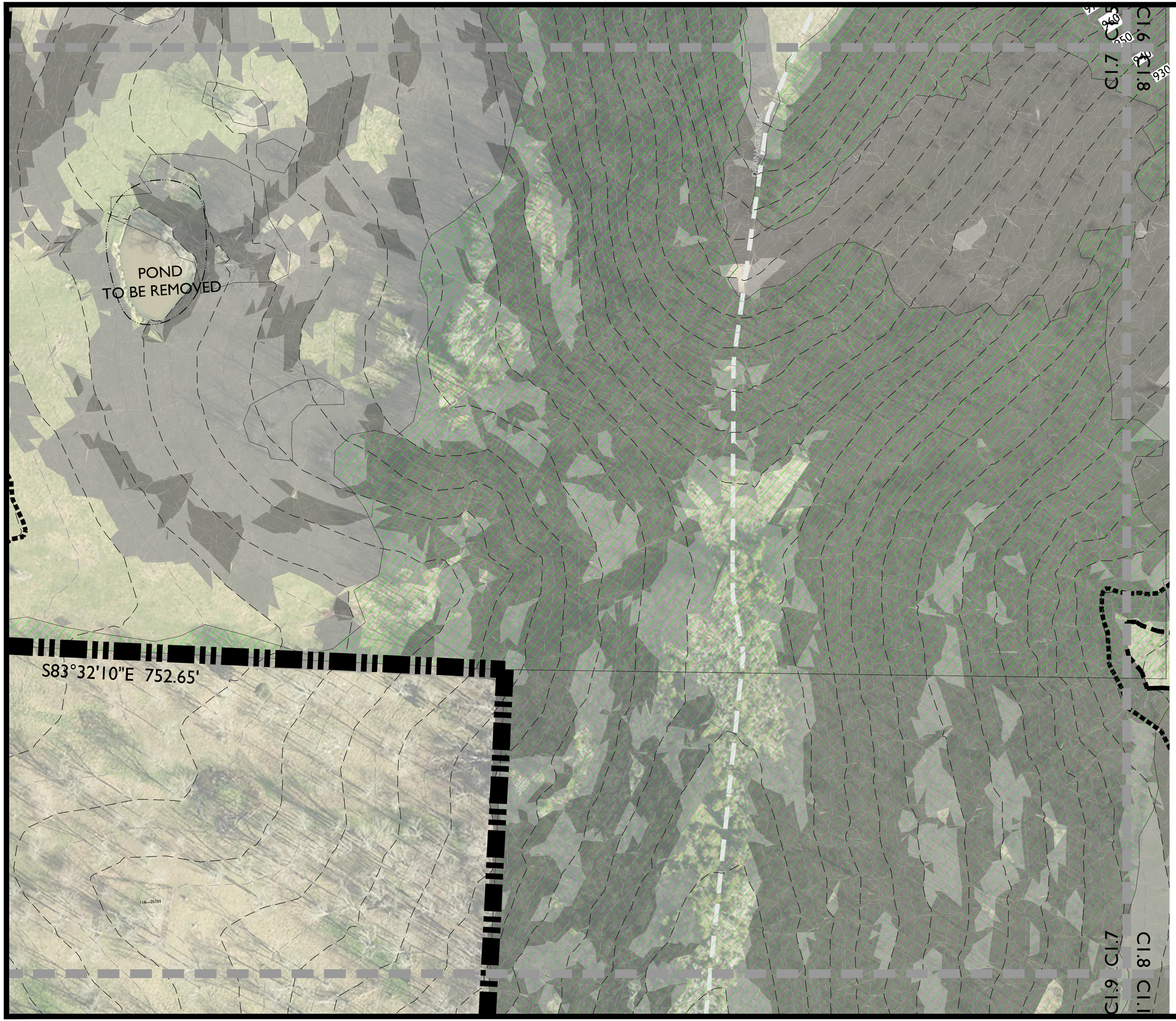
JEFFREY STOKES
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
4-1-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.6

COF 7495



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.7

COF 7495

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

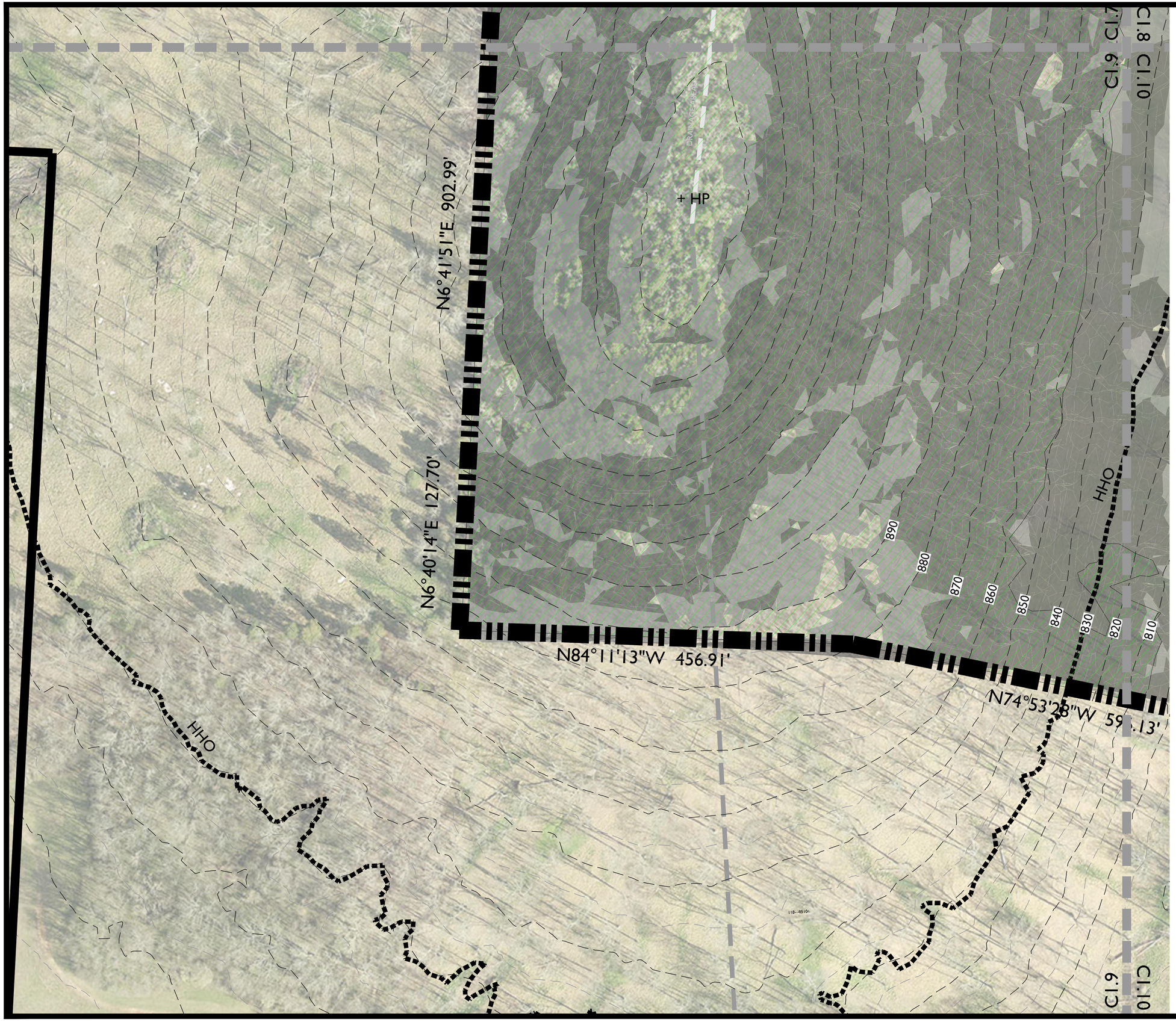
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
STATE No.

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8

COF 7495
Page 149 of 315



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

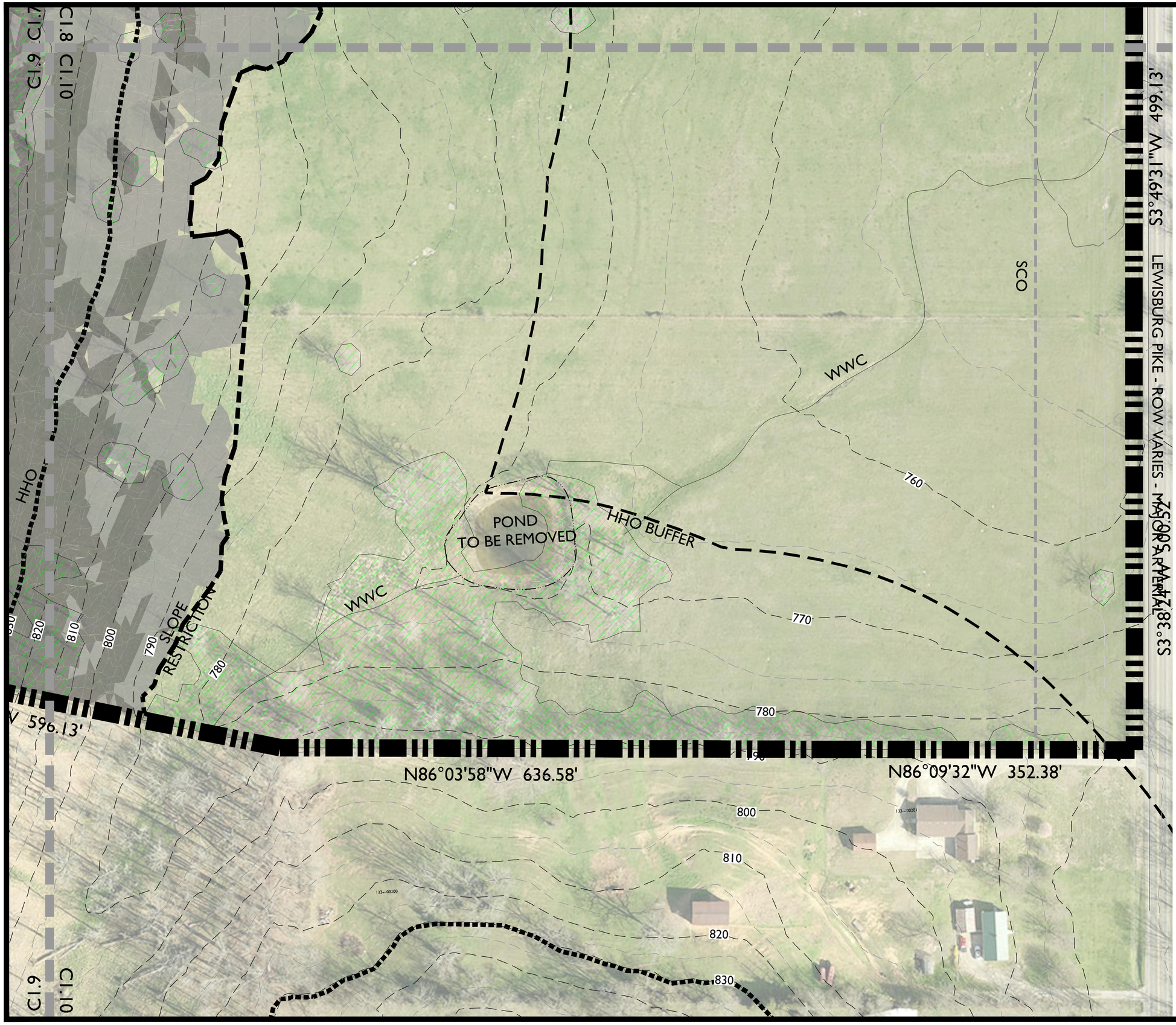
Franklin, Williamson County, Tennessee

JEFFREY STOKES REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT TENNESSEE No. 1101 — 4-12-21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.9



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Franklin, Williamson County, Tennessee

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Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET C1.10

MEADOWS AT SOUTHBROOKE
STREAM VALLEY
VILLAGES AT SOUTHBROOKE
SUGAR HILL HISTORIC PROPERTY
BUSHNELL
HHO
118—04002
SLOPE RESTRICTION
ROW DEDICATION AREA
500' HHO BUFFER
118—04001
118—04801
118—05200
118—05101
118—05100
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117H-D16900
117H-D17000
117H-D17100
117H-D17200
117H-D17300
117H-D17400
117H-D17500
117H-D17600
117H-D17700
117H-D17800
117H-D17900
117H-D18000
117H-D18100
117H-D18200
117H-D18300
117H-D18400
117H-D18500
117H-D18600
117H-D18700
117H-D18800
117H-D18900
117H-D19000
117H-D19100
117H-D19200
117H-D19300
117H-D19400
117H-D19500
117H-D19600
117H-D19700
117H-D19800
117H-D19900
117H-D20000
117H-D20100
117H-D20200
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117H-D20600
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117H-D22700
117H-D22800
117H-D22900
117H-D23000
117H-D23100
117H-D23200
117H-D23300
117H-D23400
117H-D23500
117H-D23600

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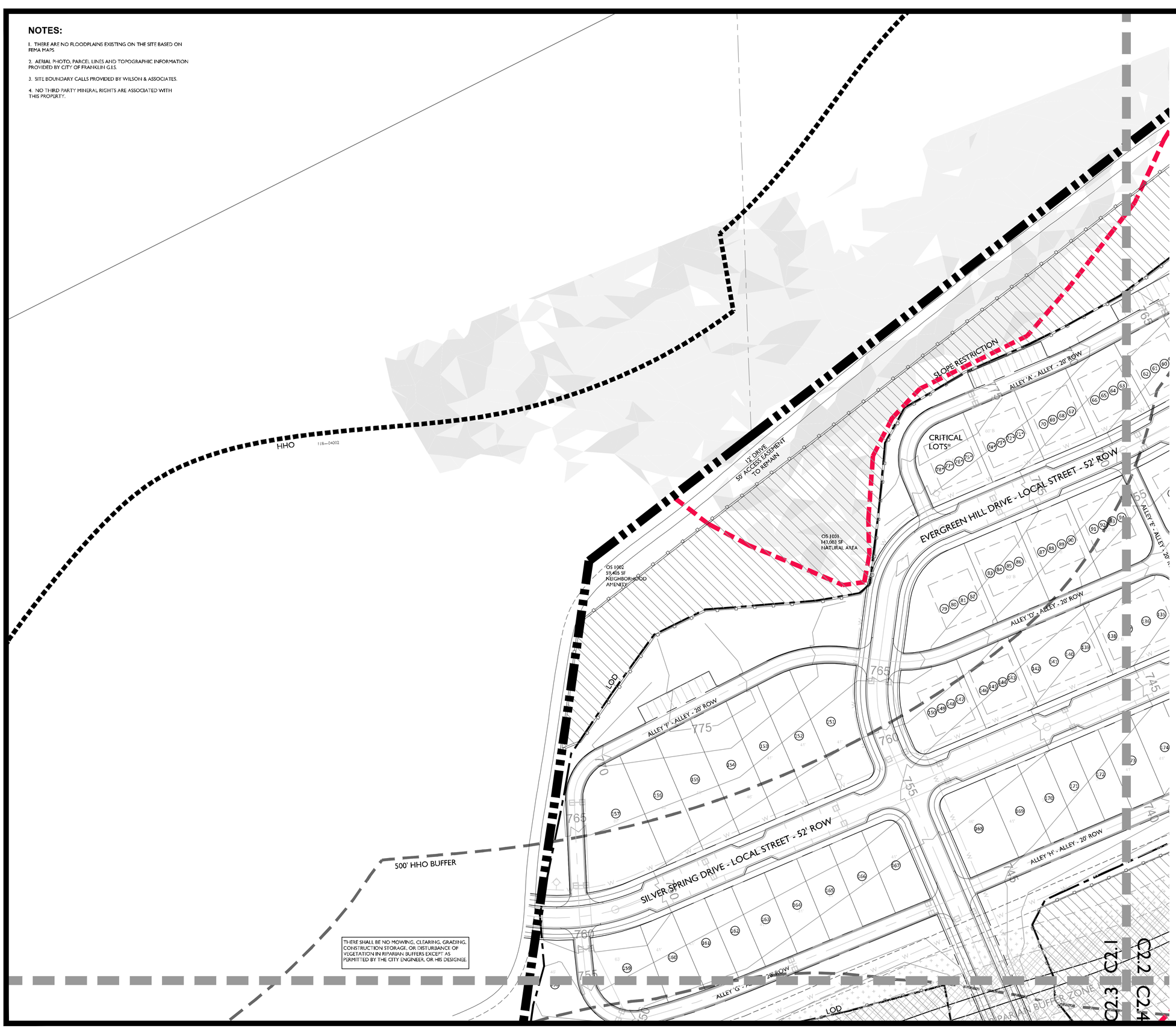

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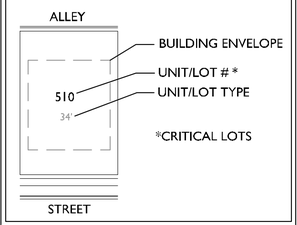

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- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

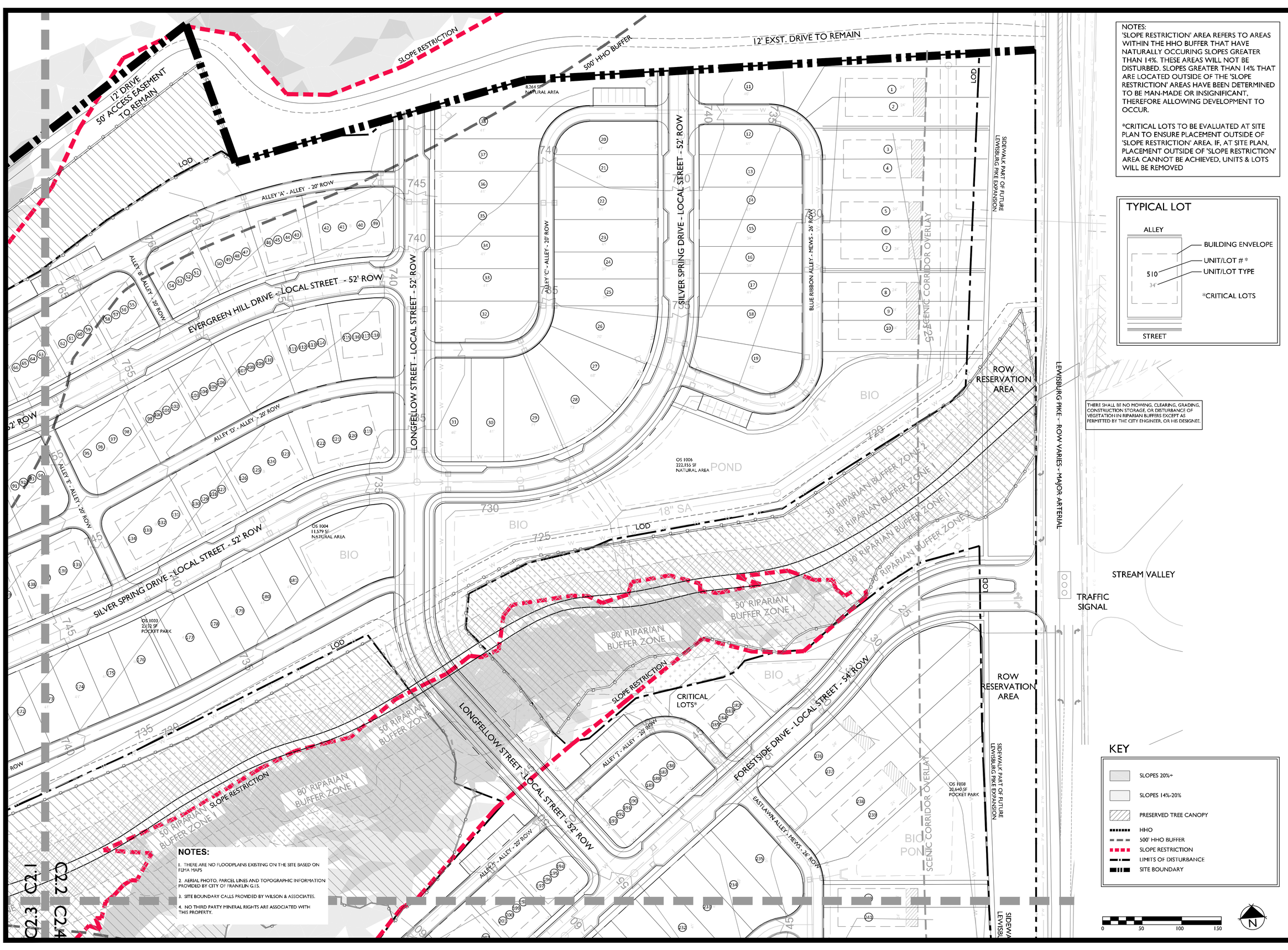
JEFFREY STOKES
REGISTERED LANDSCAPE ARCHITECT
STATE No. 1234
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF 7495



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TYPICAL LOT

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.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF 7495

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500' HHO BUFFER

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.

ALLEY 'G' - 28' ROW

LOD

BIO

SLOPE RESTRICTION

50' RIPARIAN BUFFER ZONE

80' RIPARIAN BUFFER ZONE

30' RIPARIAN BUFFER ZONE

EVERGREEN HILL DRIVE - LOCAL STREET - 52' ROW

OS 1007
284,075 SF
NATURAL AR

HHO

C2.2 C2.4

C2.3

C2.3 C2.4 C2.5

NOTES:
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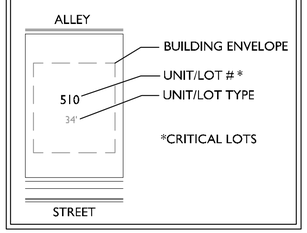

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF 7495

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.

C2.1 C2.2 C2.3 C2.4

OS 1007
284,075 SF
NATURAL AREA

500' HHO BUFFER

SLOPE RESTRICTION

LOD

HHO

ALLEY 'T' - ALLEY - 20' ROW

FORESTSIDE DRIVE - LOCAL STREET - 54' ROW

LEGRAND AVENUE - LOCAL STREET - 52' ROW

ALLEY 'K' - ALLEY - 20' ROW

ALLEY 'N' - ALLEY - 20' ROW

ALLEY 'L' - ALLEY - 20' ROW

ALLEY 'M' - ALLEY - 20' ROW

EASTLAWN ALLEY - MEWS - 26' ROW

OS 1009
8,771 SF
POCKET PARK

OS 1011
26,432 SF
POCKET PARK

SCENIC CORRIDOR OVERLAY

SIDEWALK PART OF FUTURE LEWISBURG PIKE EXPANSION

ROW RESERVATION AREA

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

BIO/ POND

SOUTHBROOKE

OS 1010
102,464 SF
NEIGHBORHOOD AMENITY

AMENITY &CLUBHOUSE LOT

SOUTHVALE BOULEVARD - LOCAL STREET - 56' ROW

CRITICAL LOTS*

ALLEY 'O' - ALLEY - 20' ROW

SLOPE RESTRICTION

EVERGREEN HILL DRIVE - LOCAL STREET - 52' ROW

ALLEY 'P' - ALLEY - 20' ROW

OS 1013
3,771 SF
POCKET PARK

ALLEY 'Q' - ALLEY - 20' ROW

ALLEY 'R' - ALLEY - 20' ROW

500' HHO BUFFER

EQUINE STREET - LOCAL STREET - 52' ROW

OS 1014
2,859 SF
POCKET PARK

LANDSCAPE BUFFER
SEE EX. 4 BUFFER PLAN

SUGAR HILL
HISTORIC PROPERTY

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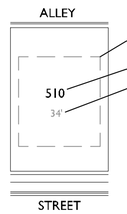

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0 50 100 150

N

C2.3 C2.4 C2.5

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

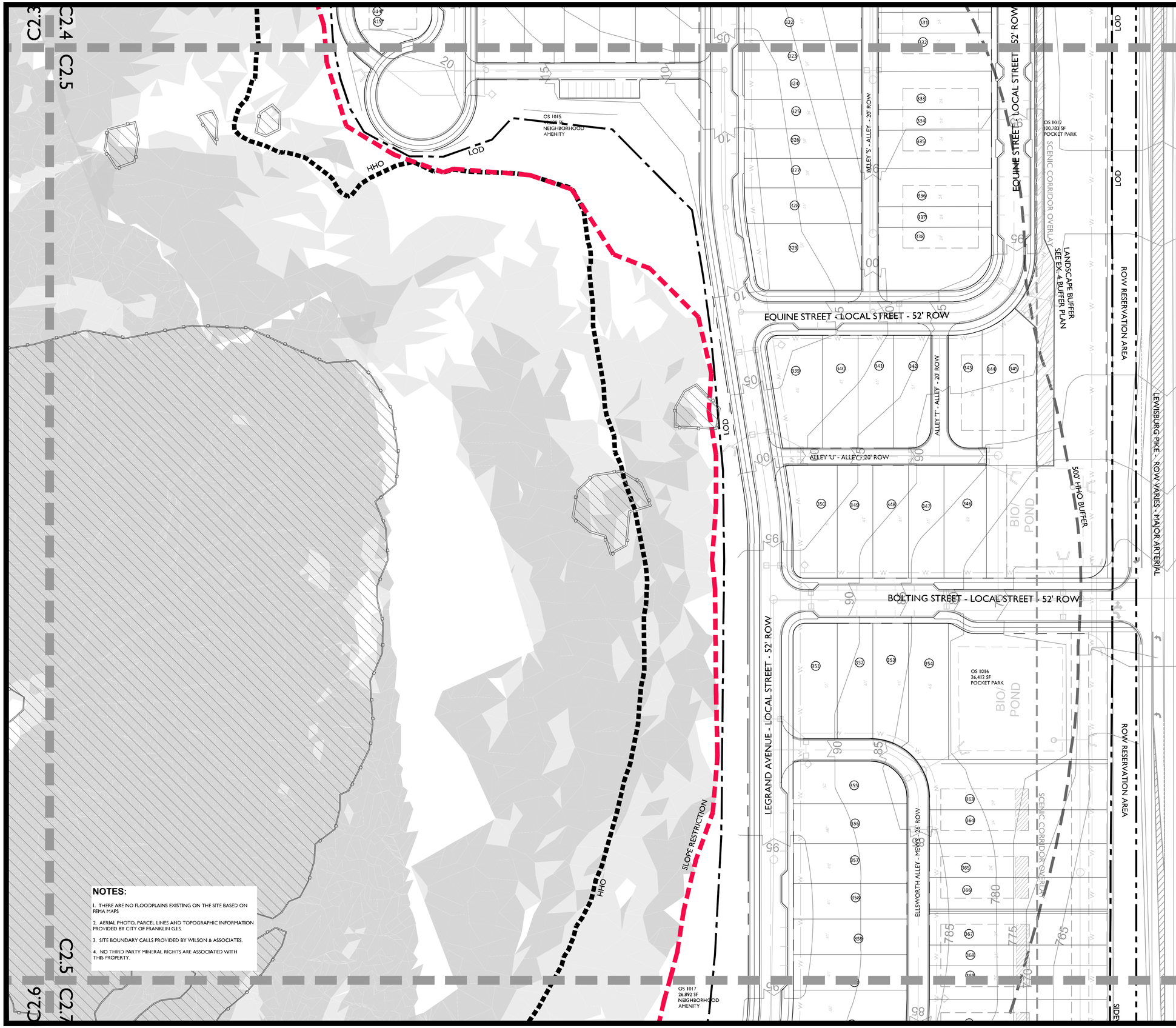
JEFFREY STOKES
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF 7495



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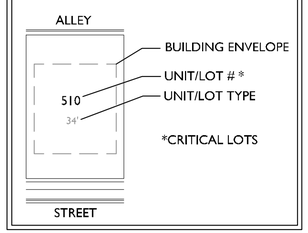

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

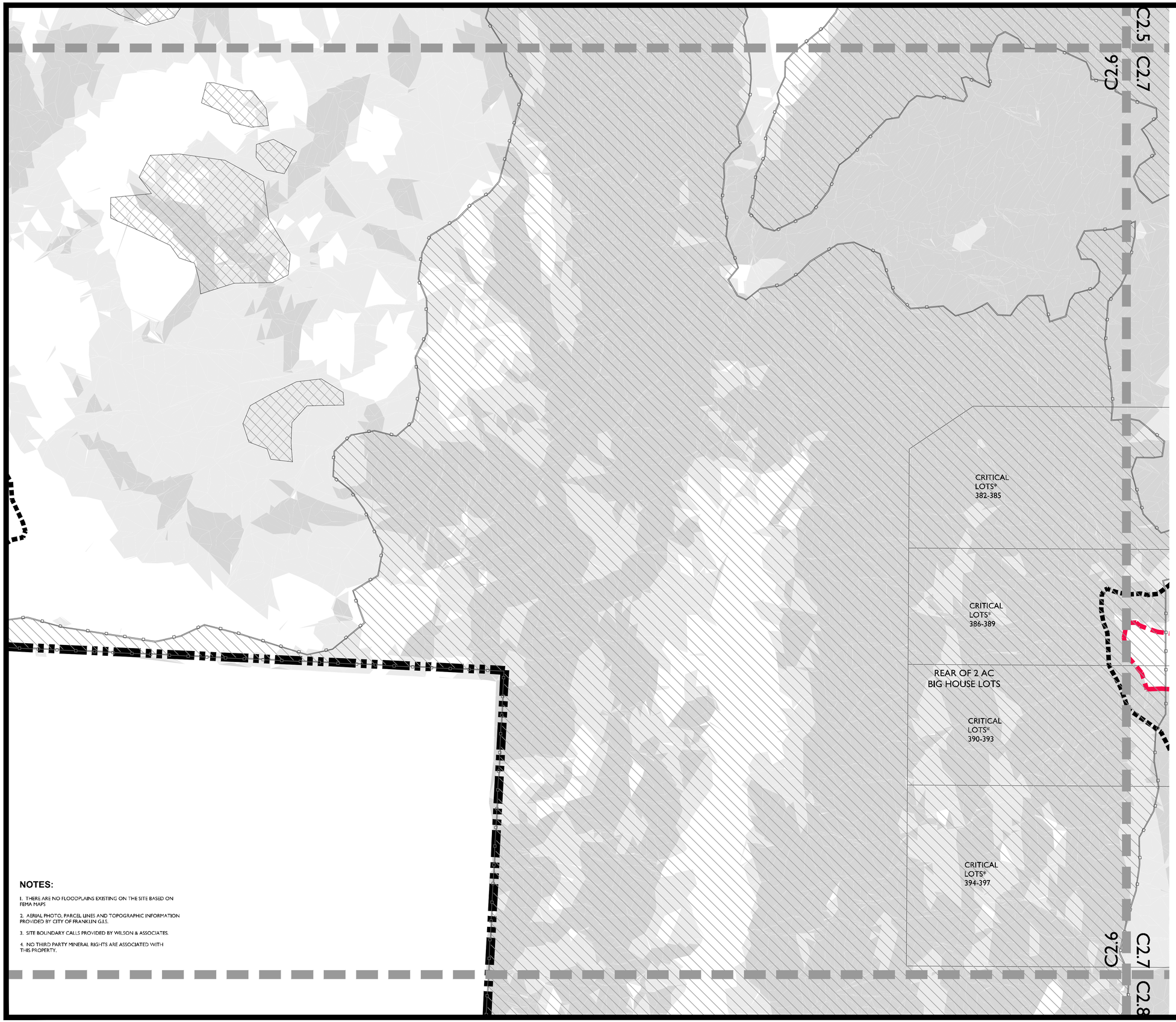
JEFFREY STOKES
LANDSCAPE ARCHITECT
4-12-21

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.5

COF 7495



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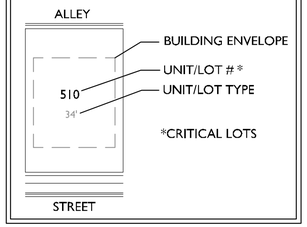

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

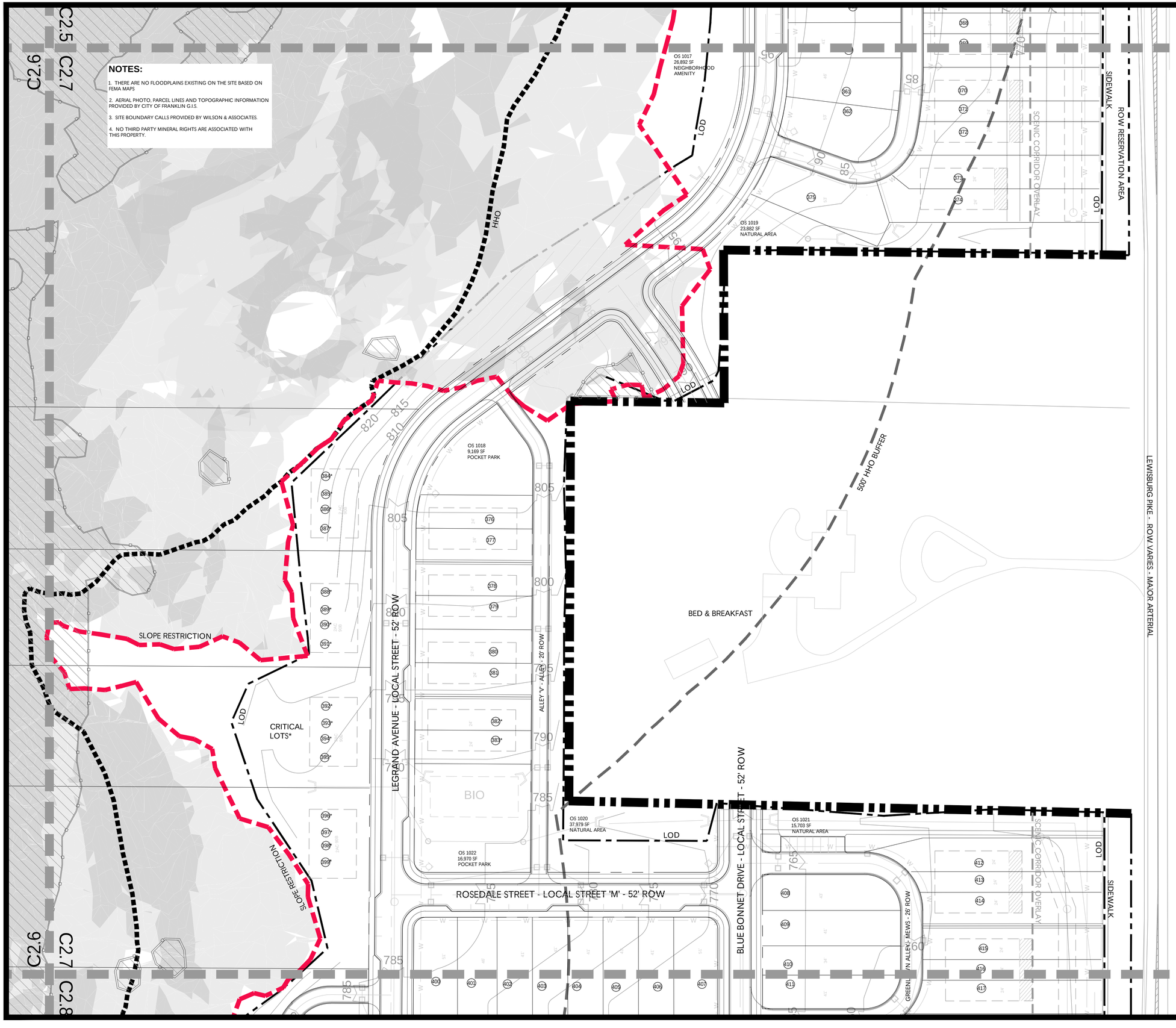
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.6

COF 7495



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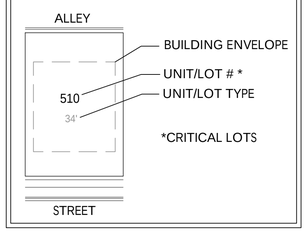

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SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

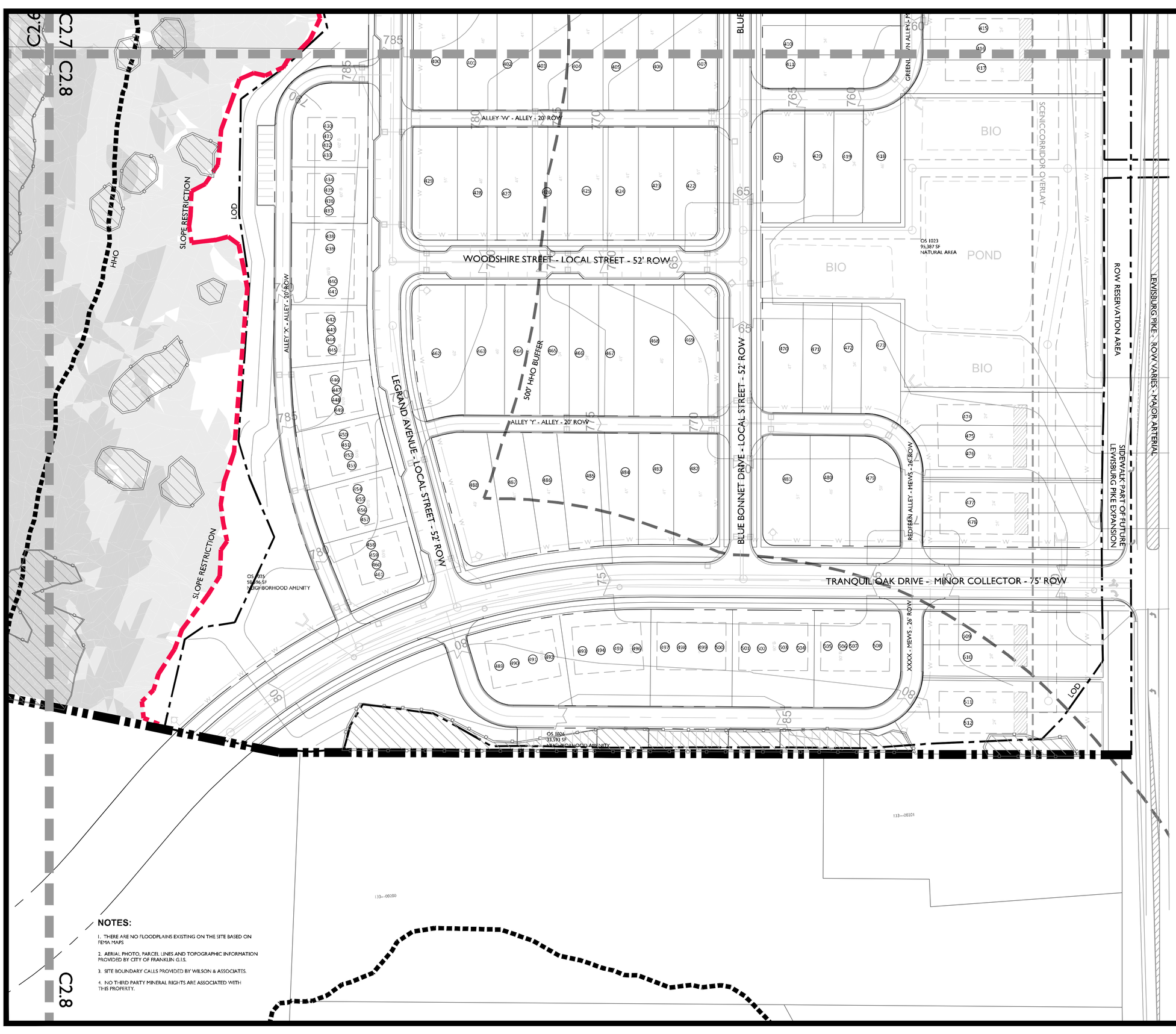
JEFFREY STOKES
REGISTERED
LANDSCAPE ARCHITECT
State No. 3311

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF 7495



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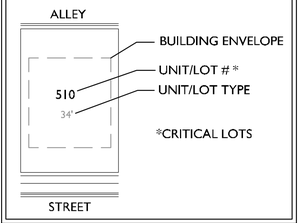

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SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
4-7-21

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.8

COF 7495

HHO

SLOPE RESTRICTION

HHO BUFFER

CANOPY STREET TREES

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

80' SCO

HHO BUFFER

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

2 AC OPEN SPACE LOT

DOUBLE-ROW EVERGREEN SHRUBS

CANOPY STREET TREES

DECIDUOUS UNDERSTORY TREES

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

80' SCO

ROW RESERVATION

LEWISBURG PIKE - MAJOR ARTERIAL

R.O.W. DEDICATION

BUSHNELL

4 UNIT BIG WITH DETACHED G

SUGAR HILL HISTORIC PROPERTY

*NOTE: OS LOT TO BE SUPPLEMENTED WITH PLANTINGS THAT MEET THE REQUIREMENTS OF THE SCENIC CORRIDOR OVERLAY.

0 50 100 150

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

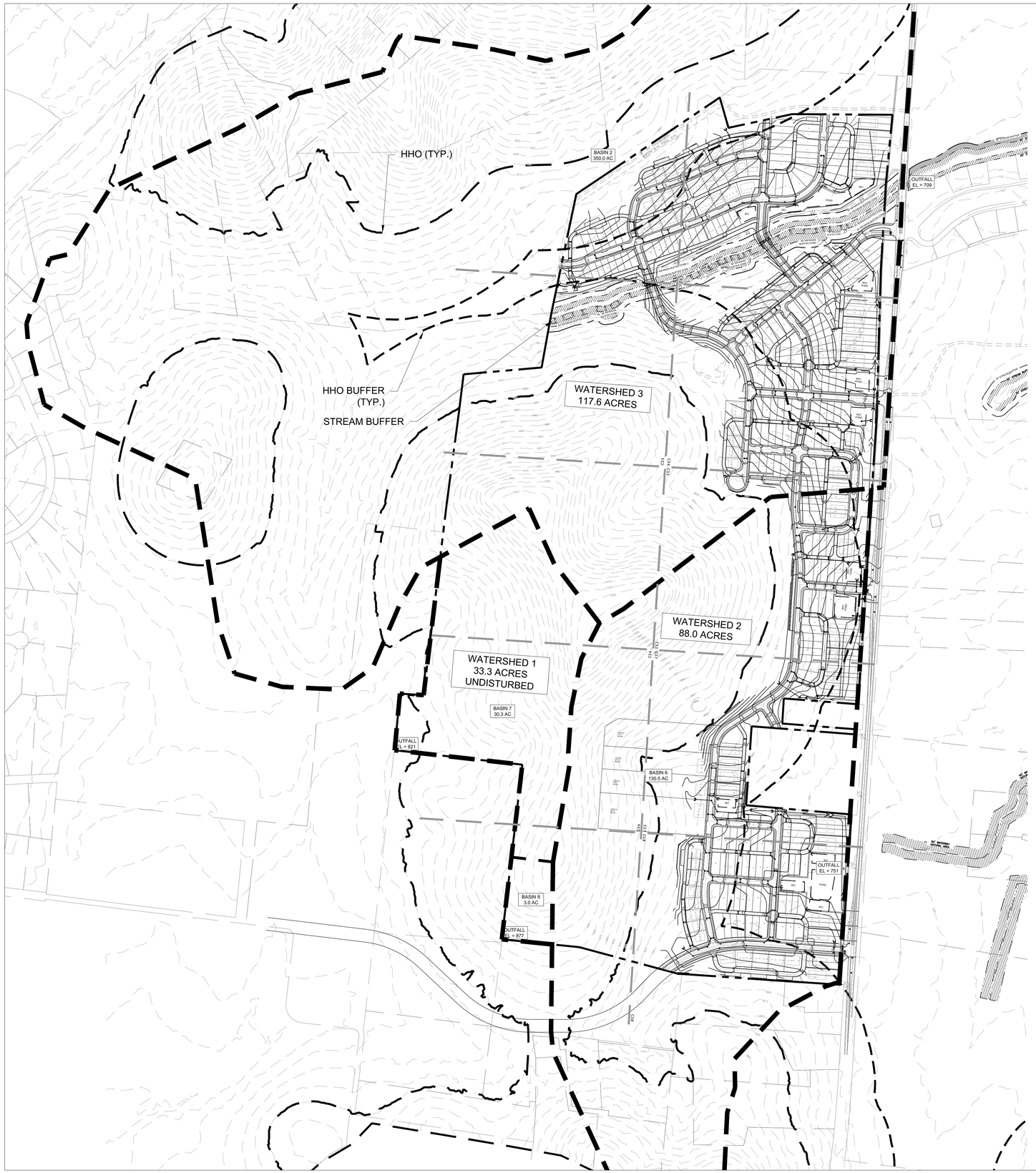
Franklin, Williamson County, Tennessee

JEFFREY STOKES
LICENSED LANDSCAPE ARCHITECT

Revision Date

BUFFER

SHEET
EX4
COF 7495



GRADING & DRAINAGE GENERAL NOTES

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

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POST-TREATMENT STORMWATER NARRATIVE
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OVERALL GRADING & DRAINAGE DATA CHART
SITE AREA: 247.5 AC.*
IMPERVIOUS AREA: 61.1 AC.
DISTURBED AREA: 97.9 AC.
*ACREAGE EXCLUDES LEWISBURG ROW DEDICATION

IMPERVIOUS AREA BY LOT TYPE

LOT SIZE	LOT TYPES	IMP AREA (AC)
1/8 AC	34, 41, 46, 56, 60B	3,540
1/4 AC	65, 90B, 24D(2), 24T(2)	4,140
1/3 AC	20T(4), 24T(3), 100	4,360
1/2 AC	125	5,450
2 AC	90B (2AC)	5,450

IMPERVIOUS AREA CALCULATION

		# OF LOTS						
WATERSHED	ROW (AC)	1/8 AC	1/4 AC	1/3 AC	1/2 AC	2 AC	PARKING (AC)	TOTAL IMP (AC)
1	0	0	0	0	0	0	0	0.0
2	7.7	79	17	7	0	4	0.2	17.1
3	16.2	174	15	8	0	0	0	32.6
							TOTAL IMPERVIOUS AREA	49.7

SHEET KEY

C3.1	C3.2
C3.3	C3.4
	C3.5
C3.6	C3.7
	C3.8

NORTH

300 0 150 300 600
GRAPHIC SCALE - 1 inch = 300 ft.

GARY LYNN [illegible] AGRICULTURE ARCHITECTURE COMMERCE No. 115322 STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

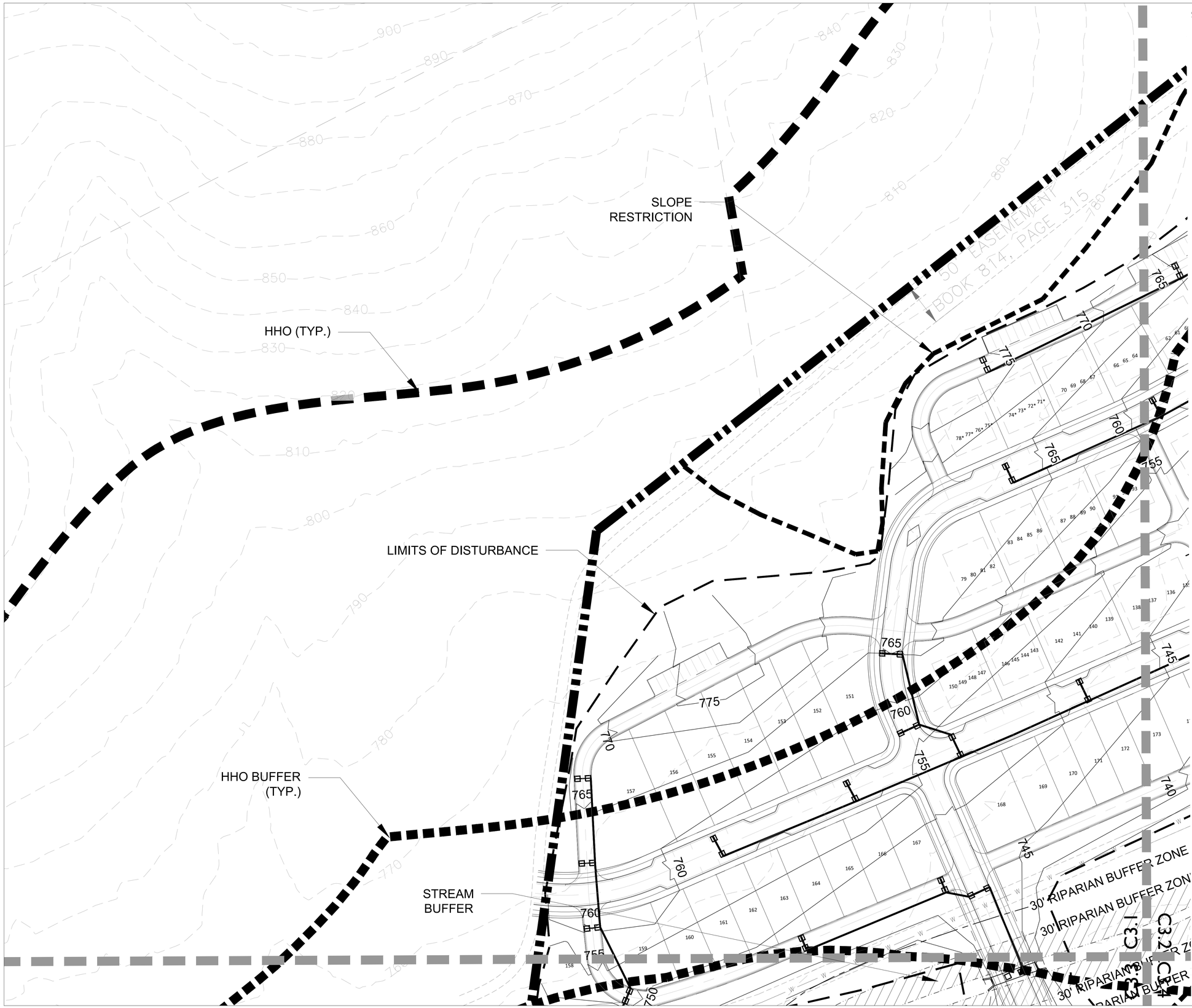
ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

OVERALL GRADING & DRAINAGE PLAN
C3.0

LSC 21002



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GRADING & DRAINAGE GENERAL NOTES CONT.

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C3.3	C3.4
	C3.5
C3.6	C3.7
	C3.8

NORTH

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GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN ... STATE OF TENNESSEE
4/1/2021

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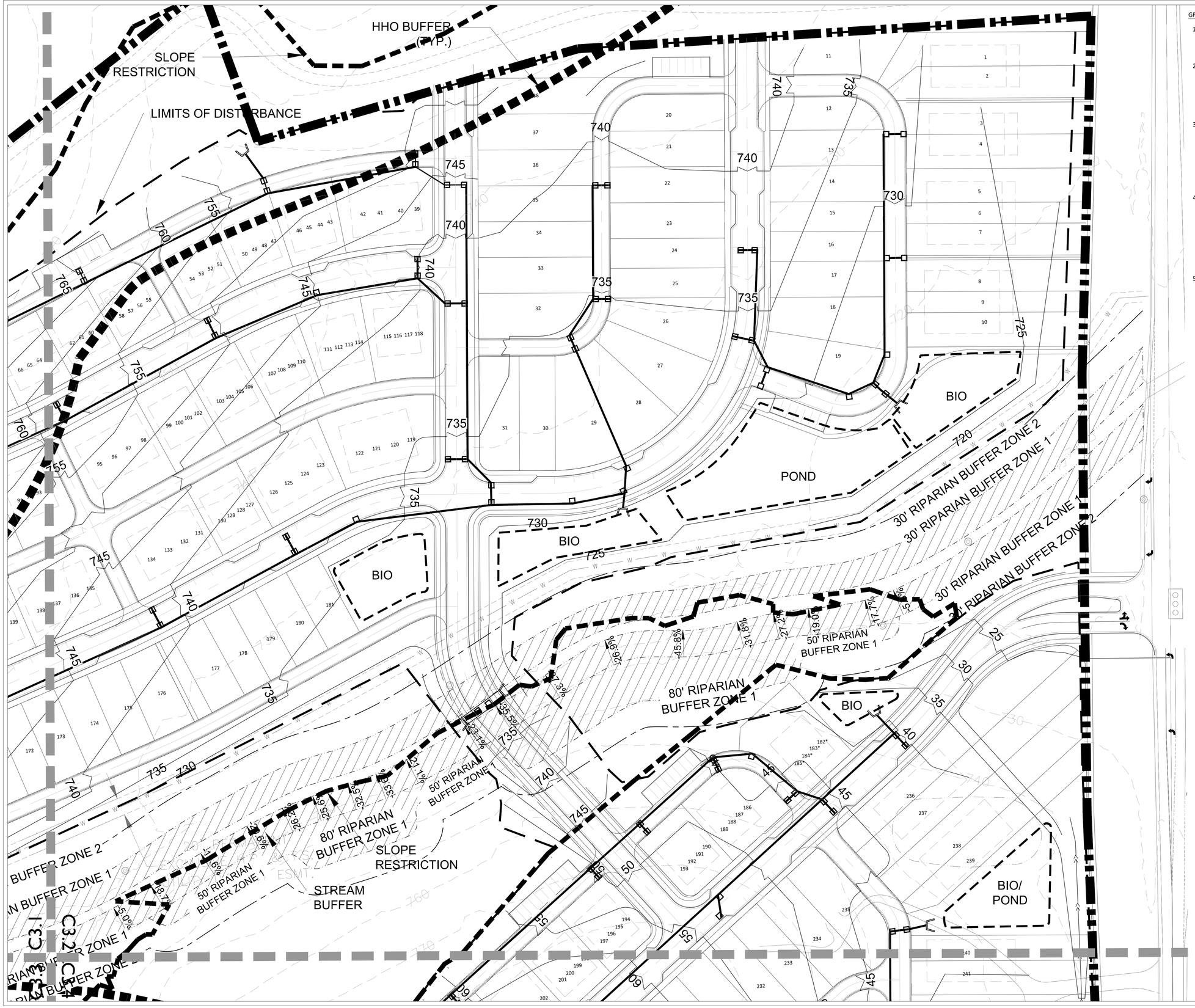
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.1

LSC 21002



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	C3.5
C3.6	C3.7
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NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN EDDY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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A NONE
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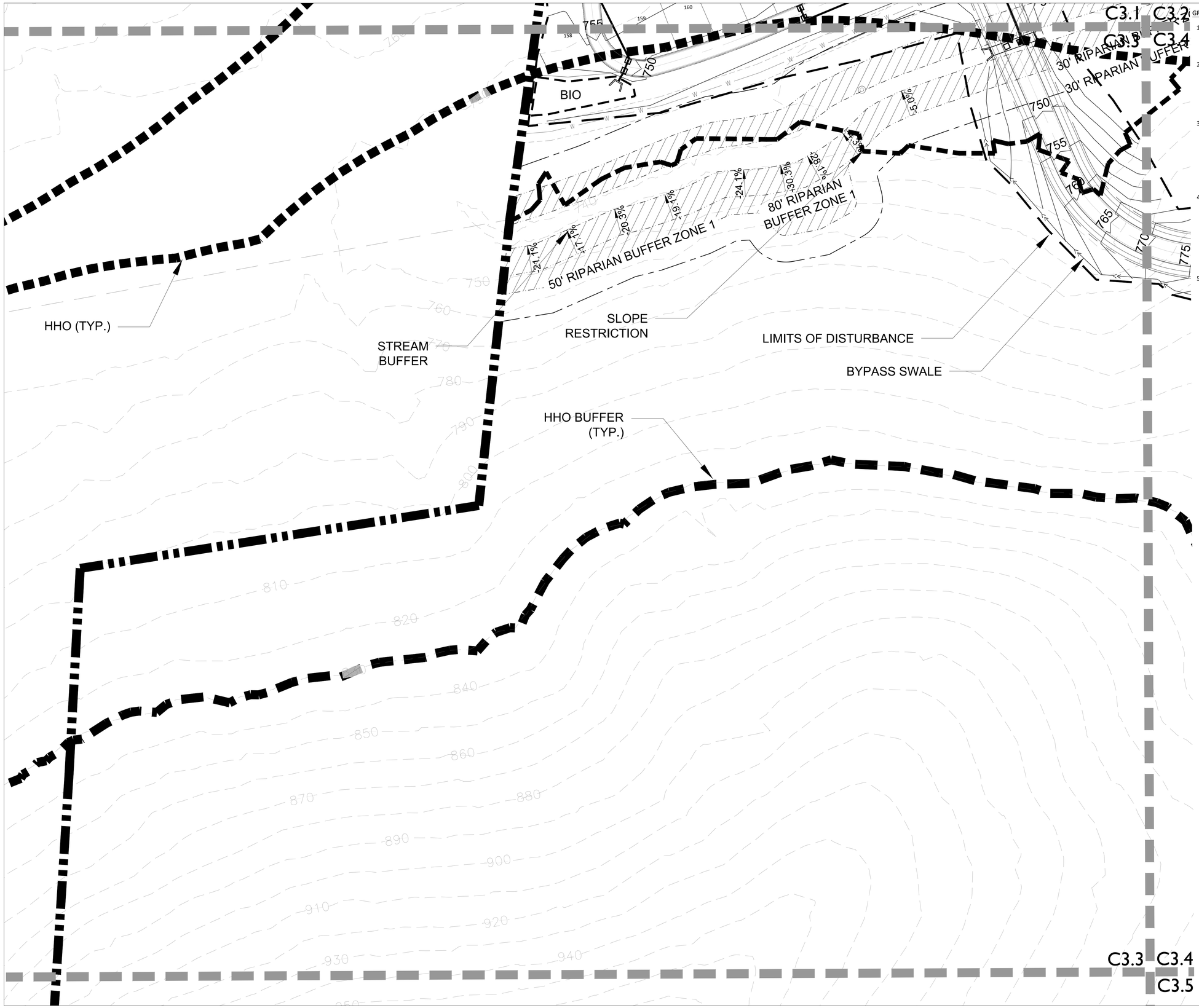
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.2

LSC 21002



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C3.1	C3.2
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	C3.5
C3.6	C3.7
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NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] AGRICULTURE COMMERCE STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
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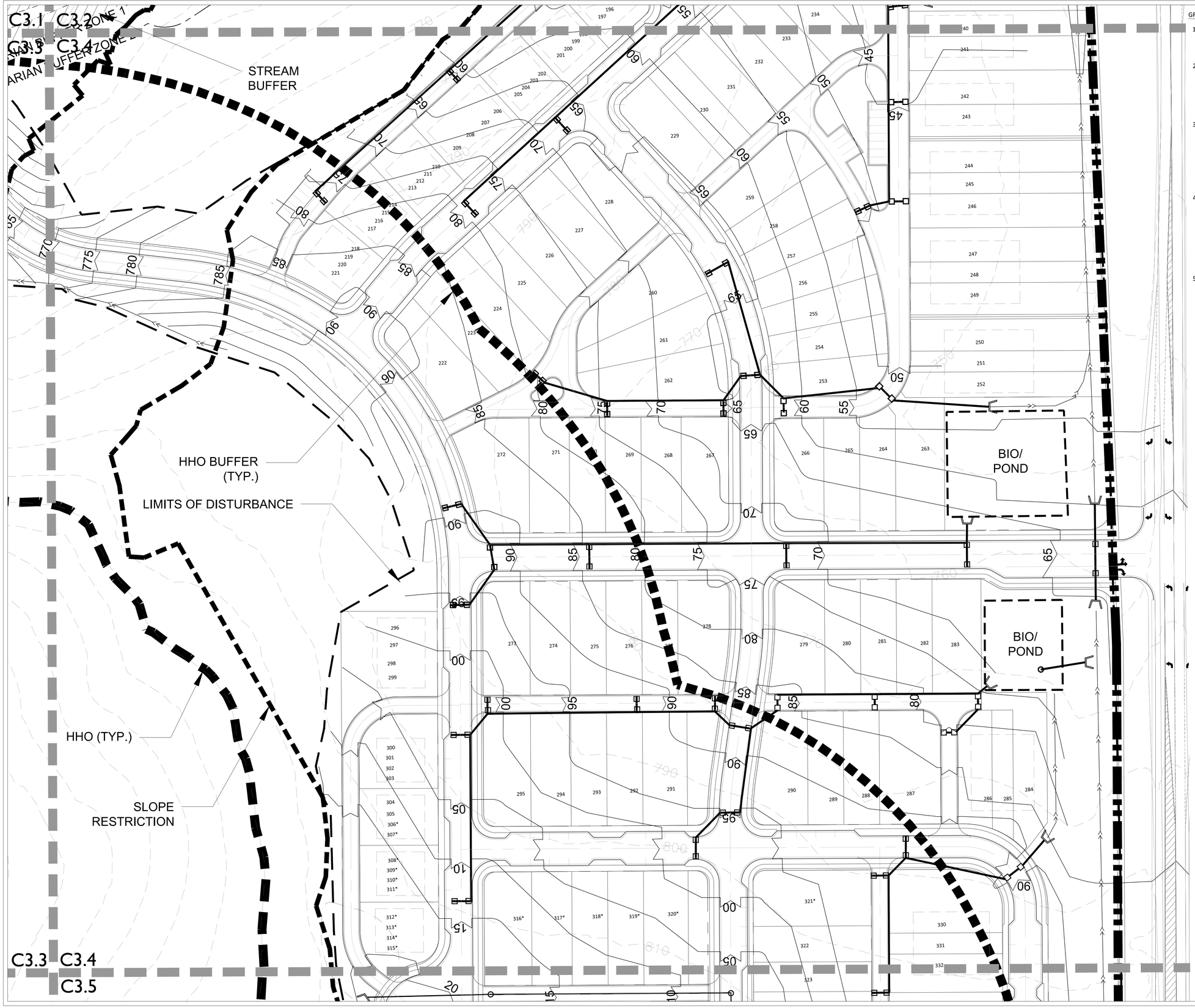
GRADING & DRAINAGE PLAN

C3.3

LSC 21002



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GARY LYNN [illegible] LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
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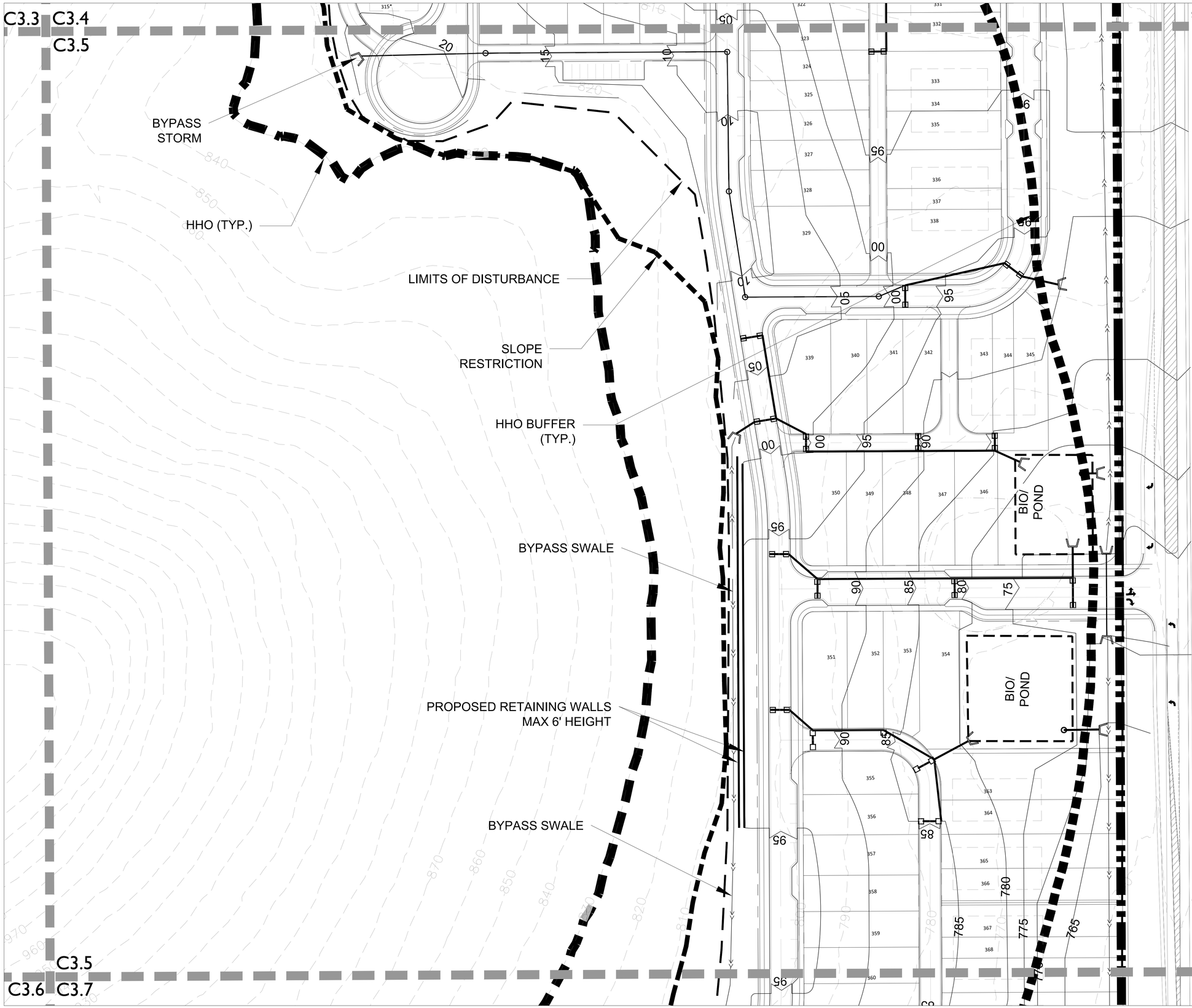
COF# 7495

GRADING & DRAINAGE PLAN

C3.4

LSC 21002



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GARY LYNN EDDY
ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

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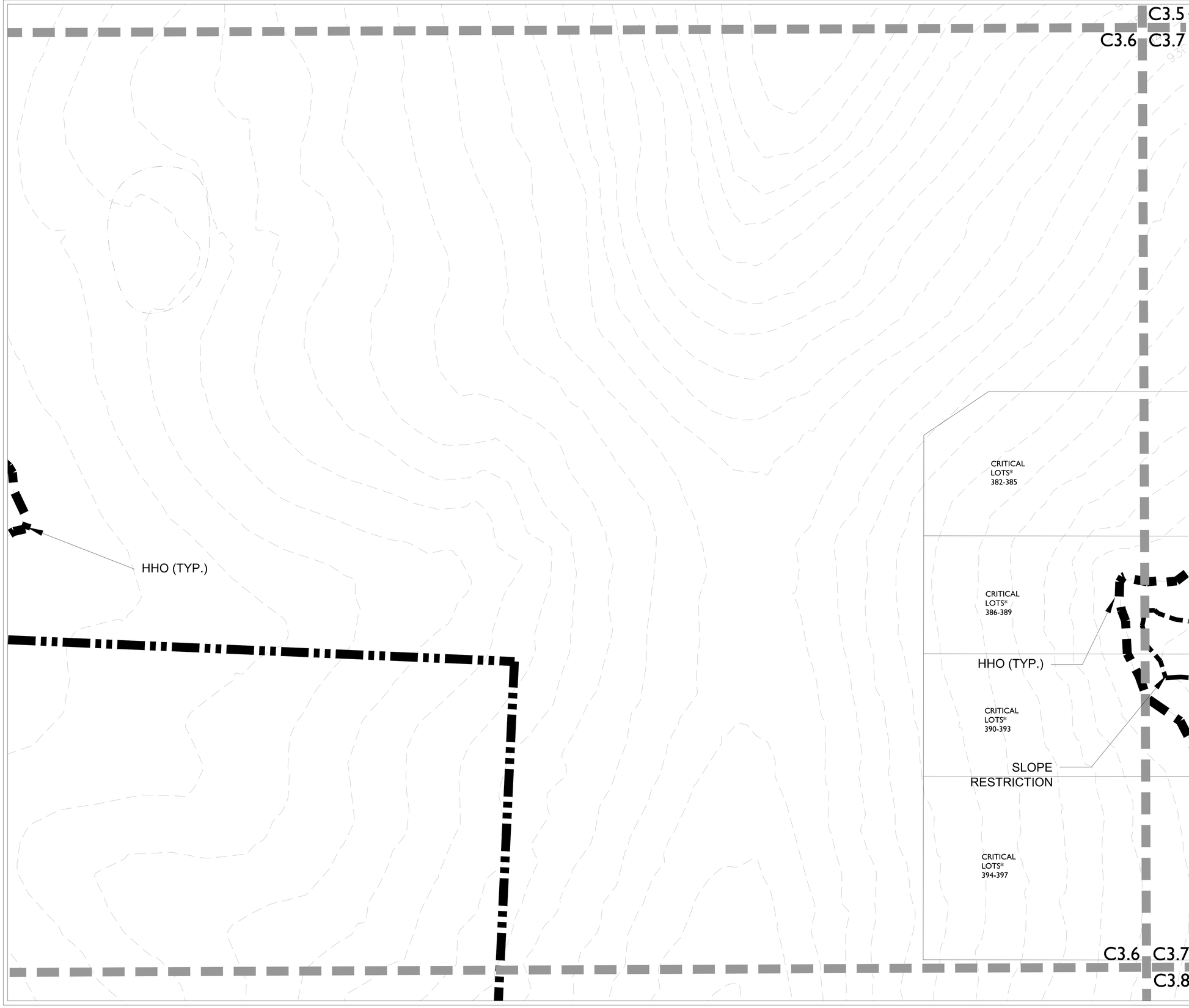
COF# 7495

GRADING & DRAINAGE PLAN

C3.5

LSC 21002



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2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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GRADING & DRAINAGE GENERAL NOTES CONT.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE.

STATEMENT OF IMPACT
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STREAM BUFFER NOTE:
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SHEET KEY

C3.1	C3.2
C3.3	C3.4
	C3.5
C3.6	C3.7
	C3.8

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN [illegible] AGRICULTURE CIVIL COMMERCE No. 119322 STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

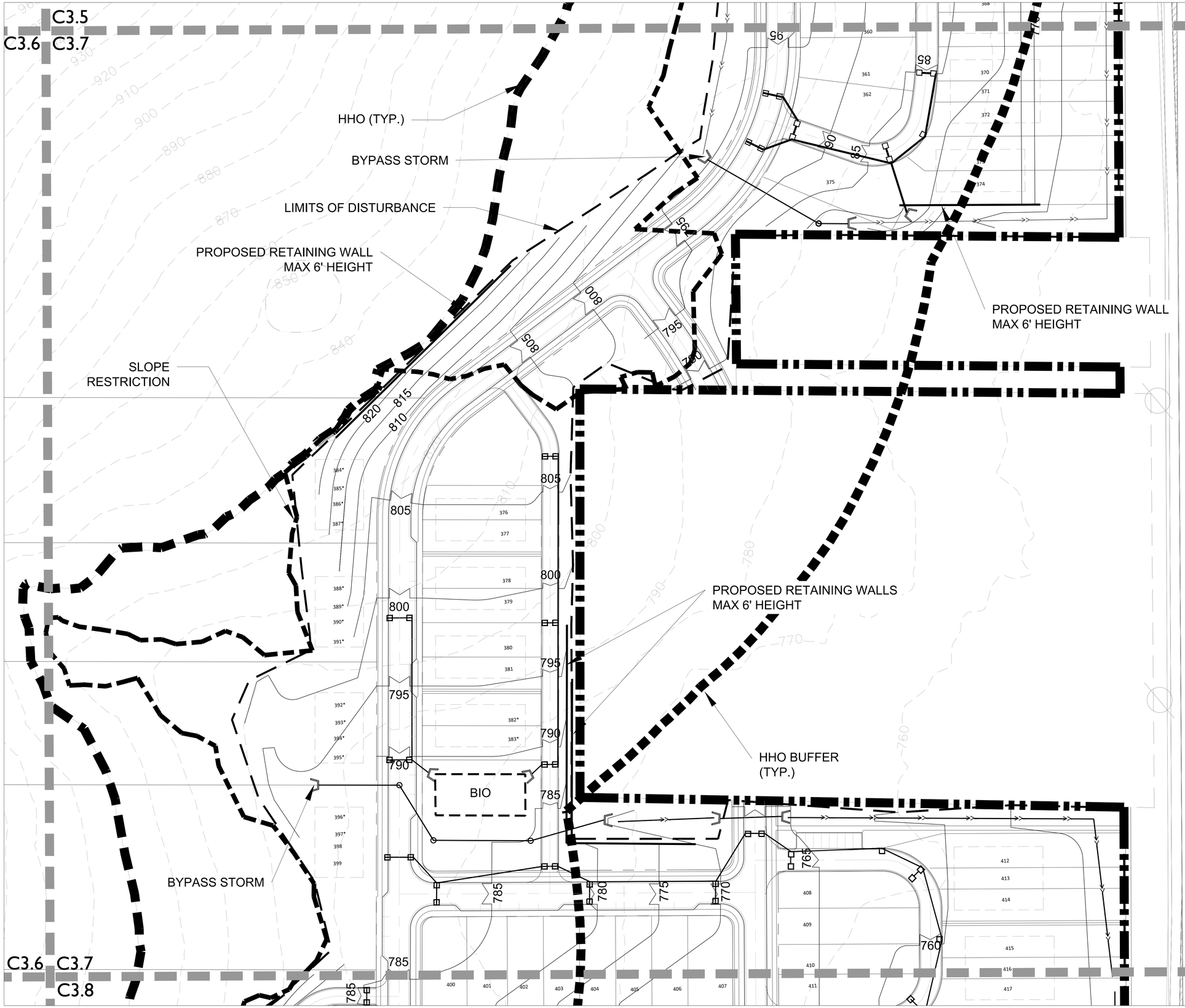
A NONE
B NONE
C NONE
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.6

LSC 21002



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NORTH

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GARY LYNN EDDY
STATE OF TENNESSEE
4/1/2021

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN PROJECT #7495

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
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A NONE
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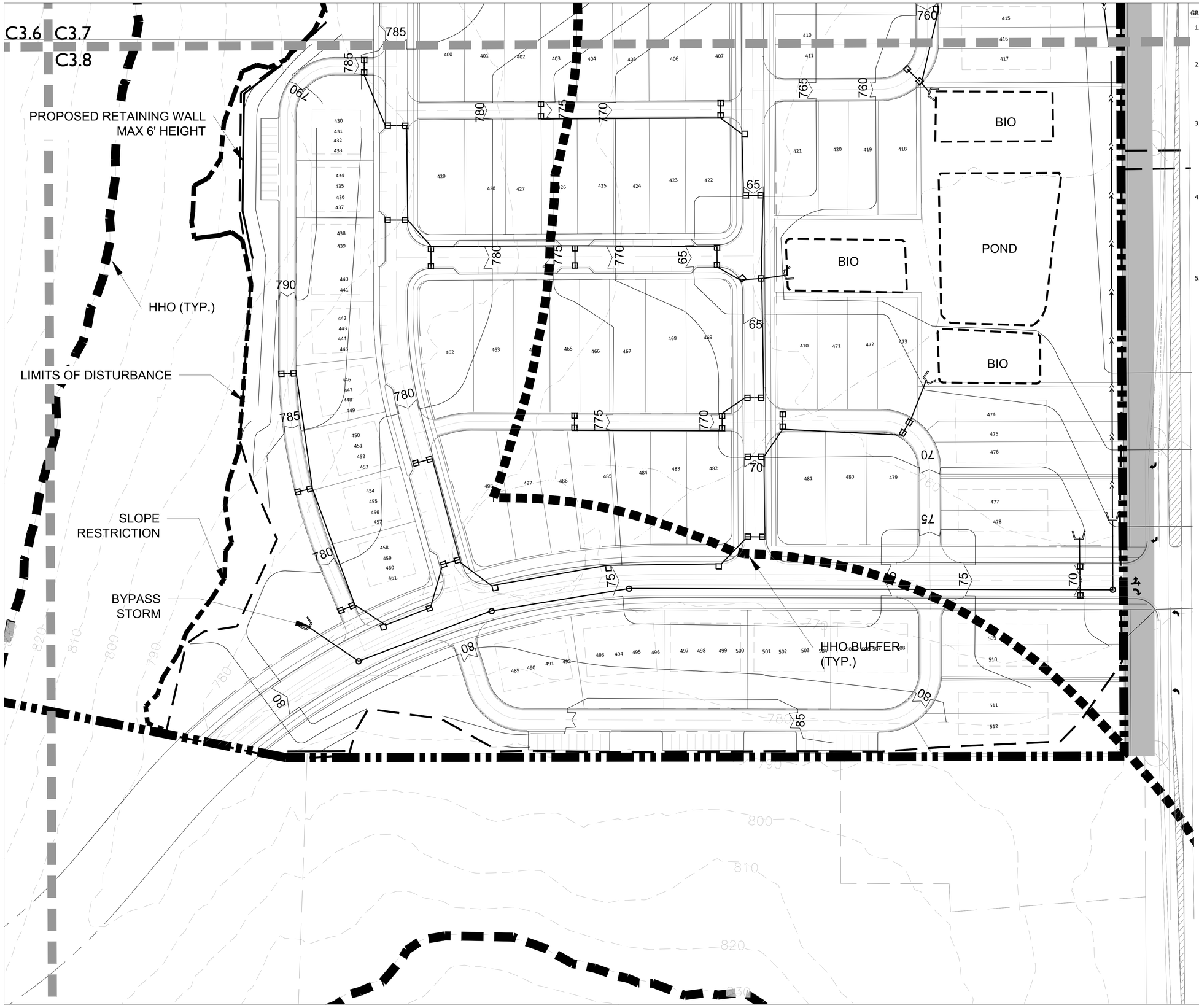
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.7

LSC 21002



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NORTH

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GARY LYNN EDDY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN PROJECT #7495

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
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A NONE
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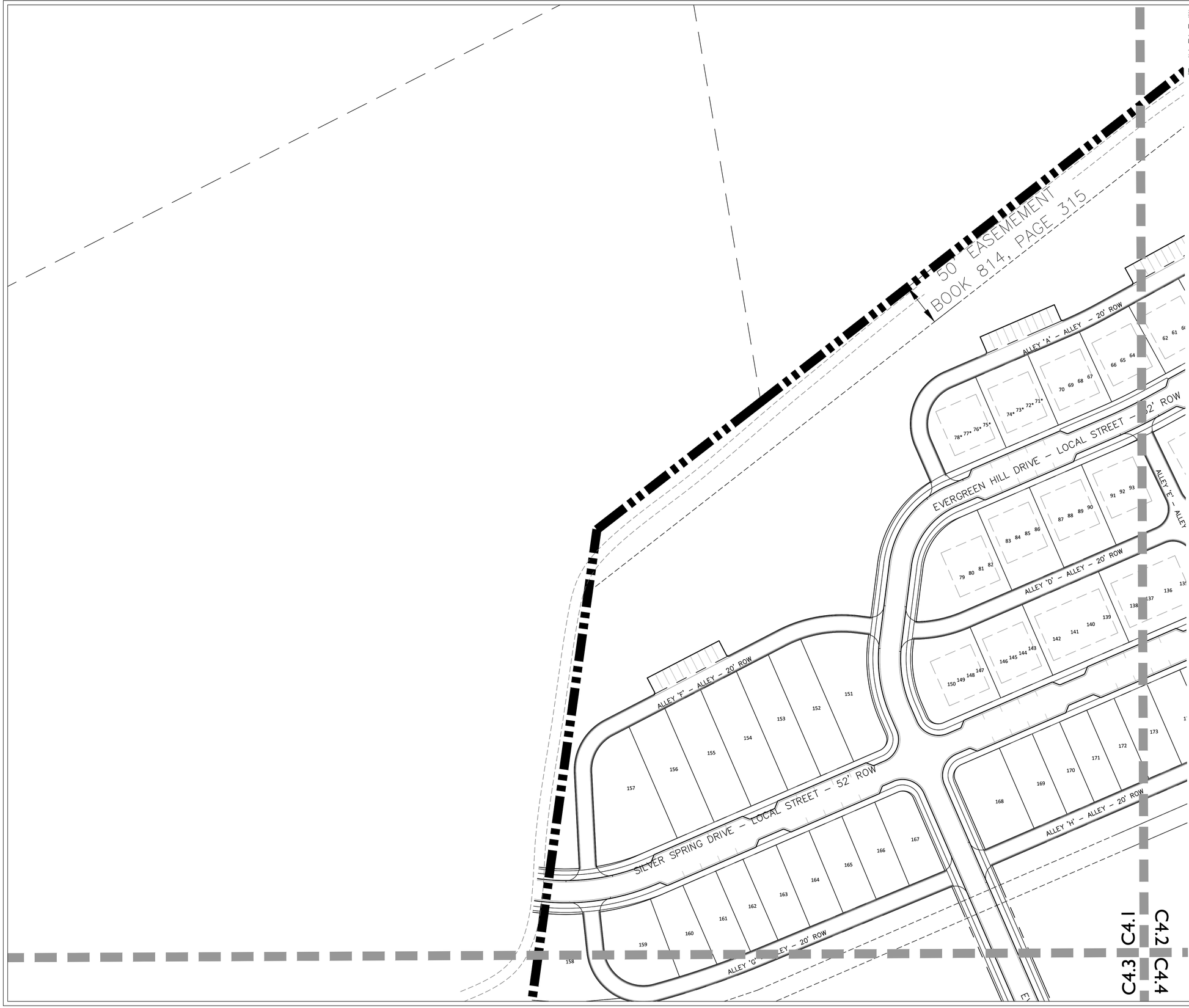
D NONE

COF# 7495

GRADING & DRAINAGE PLAN

C3.8

LSC 21002



STATEMENT OF IMPACTS

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SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 6,584 VEH PER DAY
PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

SHEET KEY

C4.1	C4.2
C4.3	C4.4
	C4.5
C4.6	C4.7
	C4.8

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

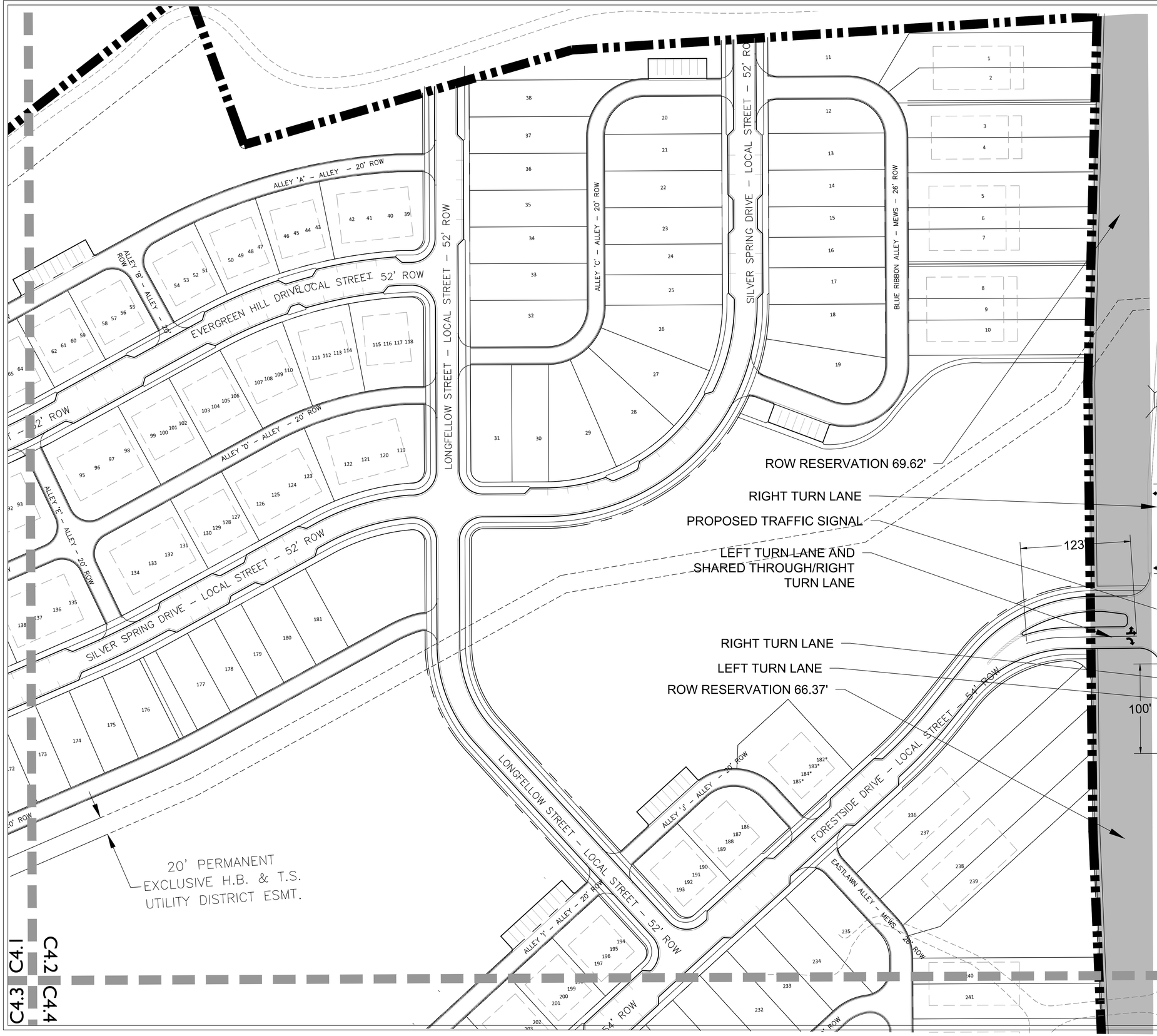
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.1

LSC 21002



STATEMENT OF IMPACTS

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GARY LYNN CARR
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

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SOUTHVALE PUD DEVELOPMENT PLAN
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

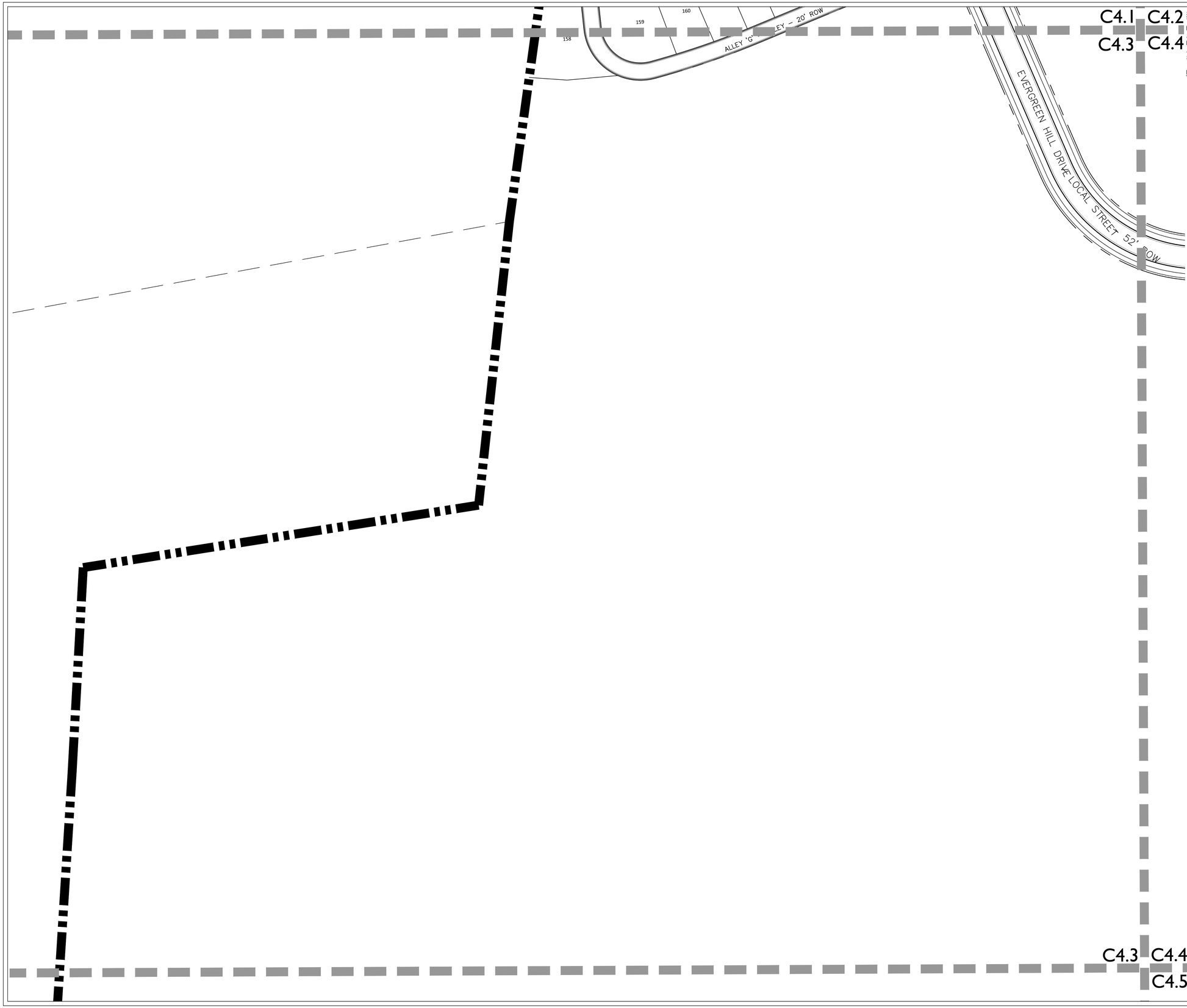
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.2

LSC 21002



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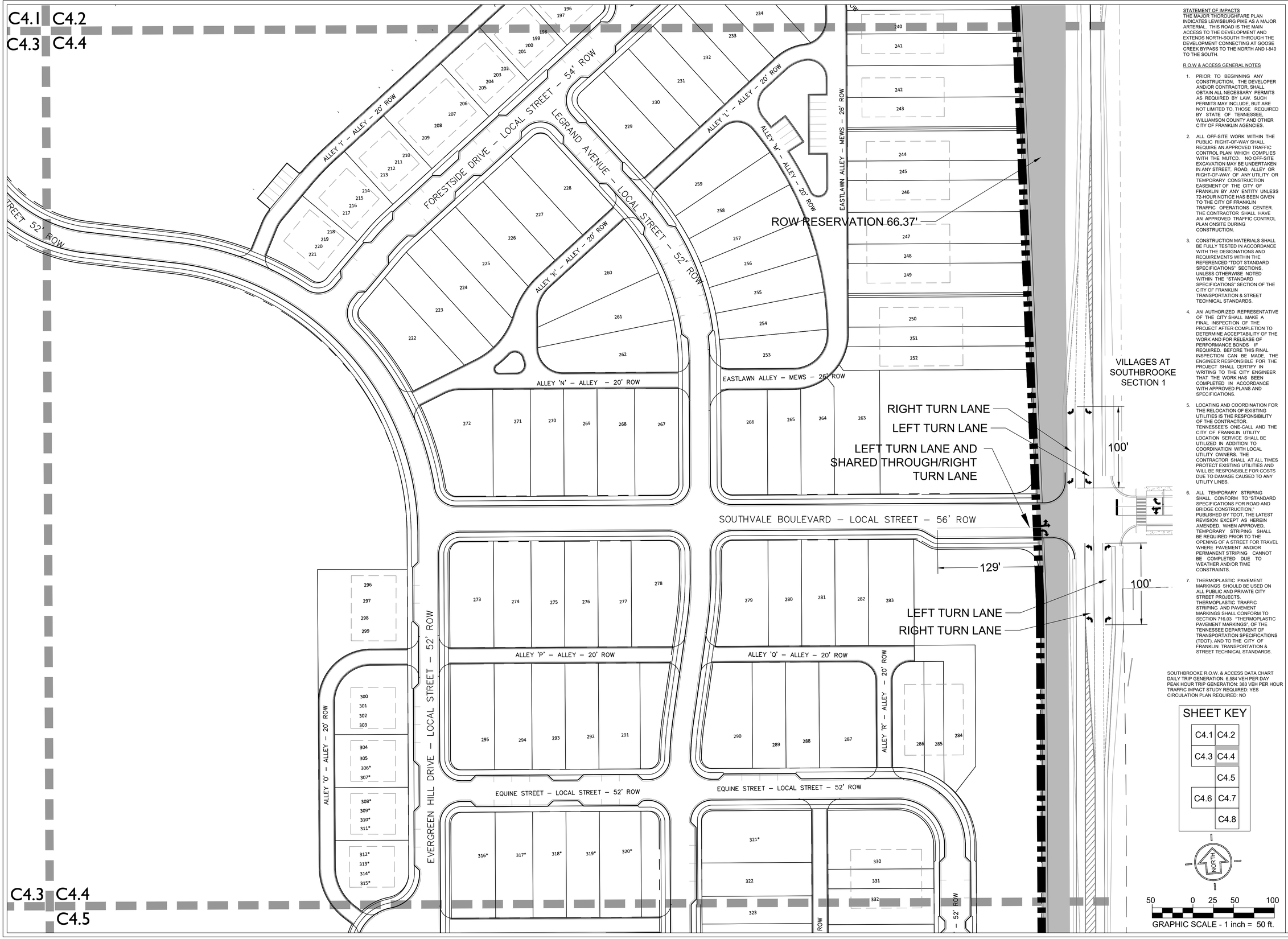
COF# 7495

ROW & ACCESS PLAN

C4.3

LSC 21002



STATEMENT OF IMPACTS

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PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

SHEET KEY

C4.1	C4.2
C4.3	C4.4
	C4.5
C4.6	C4.7
	C4.8

NORTH

STATE OF TENNESSEE
GARY LYNN CAMPBELL
COMMISSIONER
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF COMMERCE
NO. 11122
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

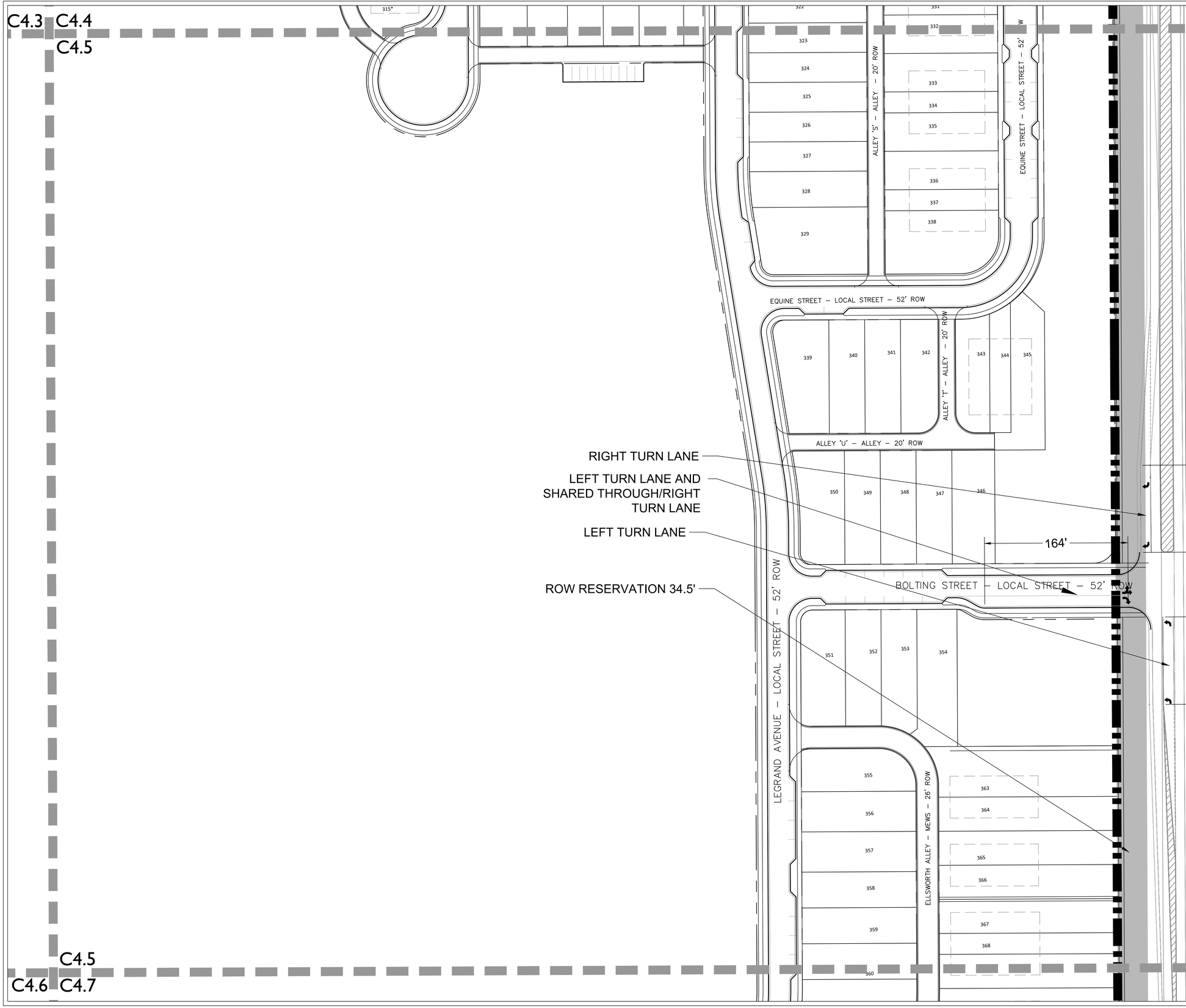
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.4

LSC 21002



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SHEET KEY

C4.1	C4.2
C4.3	C4.4
	C4.5
C4.6	C4.7
	C4.8

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARLTON
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.5

LSC 21002

C4.5

C4.6 C4.7

CRITICAL LOTS* 382-385

CRITICAL LOTS* 386-389

CRITICAL LOTS* 390-393

CRITICAL LOTS* 394-397

C4.6 C4.7

C4.8

STATEMENT OF IMPACTS

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C4.1	C4.2
C4.3	C4.4
	C4.5
C4.6	C4.7
	C4.8

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARTER
AGRICULTURE
COMMERCE
NO. 111221
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

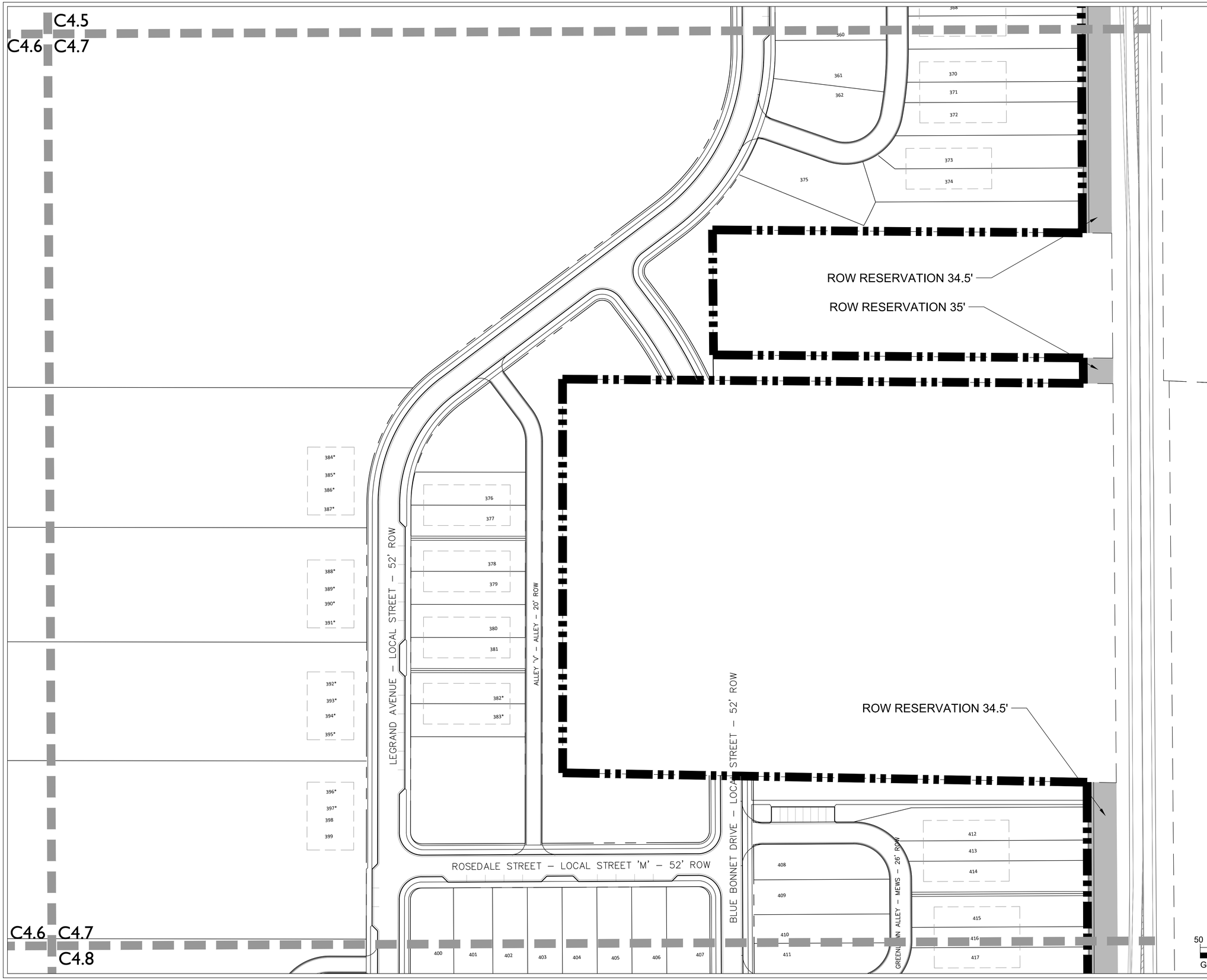
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.6

LSC 21002



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C4.3	C4.4
	C4.5
C4.6	C4.7
	C4.8

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARD
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 111221
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

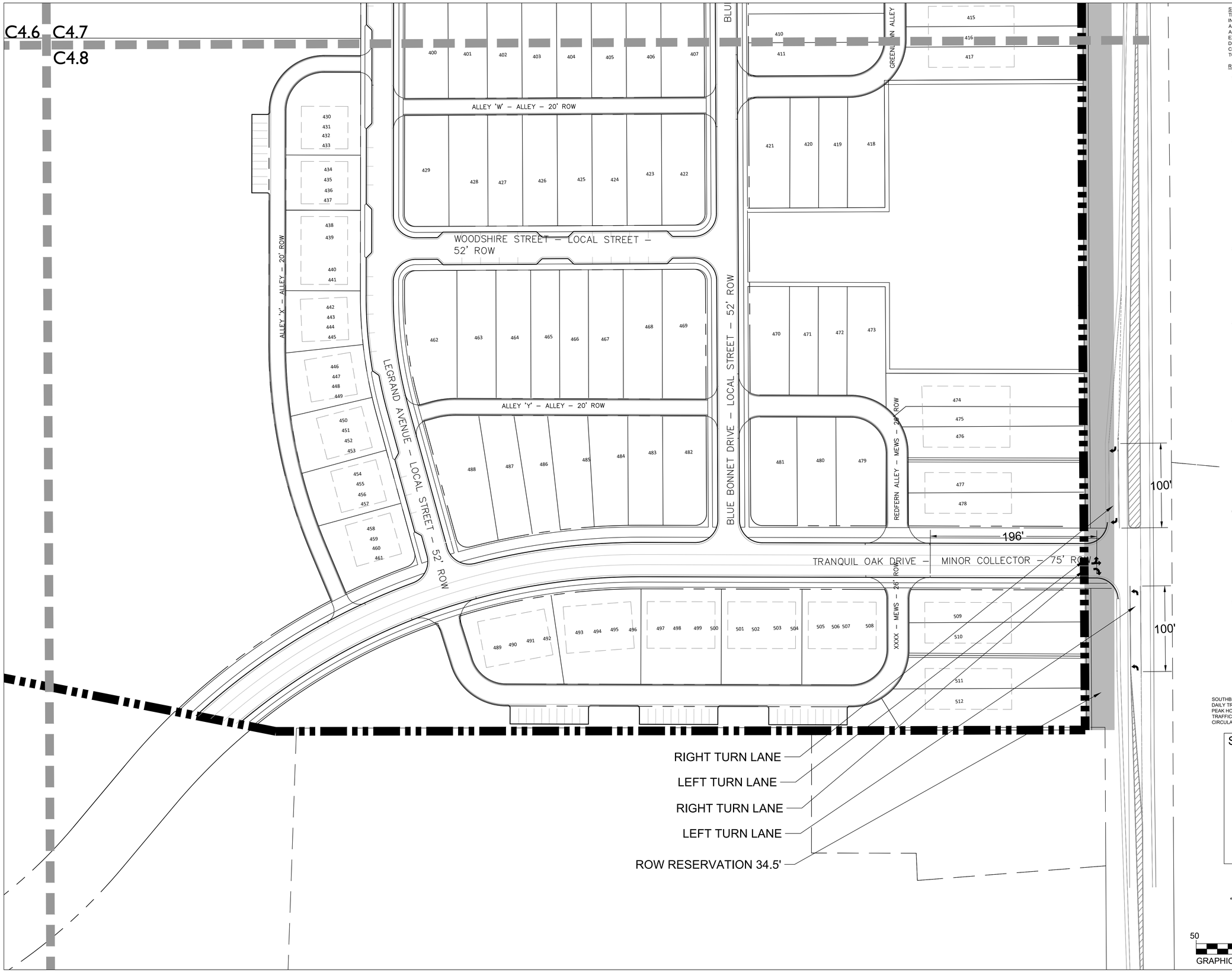
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.7

LSC 21002



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C4.3	C4.4
	C4.5
C4.6	C4.7
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NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
COMMERCE NO. 111222
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN PROJECT #7495

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0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

ROW & ACCESS PLAN

C4.8

LSC 21002

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN EASTY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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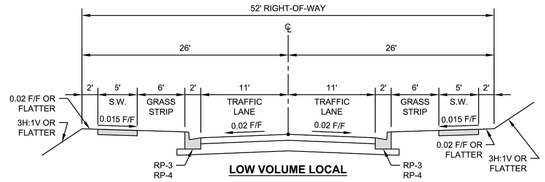
COF# 7495

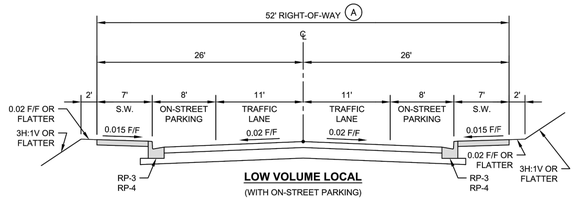
GOOSE CREEK PLAN

C4.9

LSC 21002



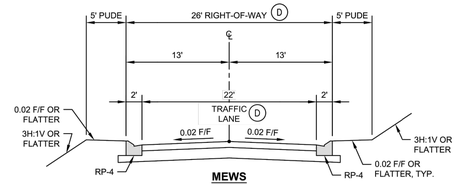
LOW VOLUME LOCAL



LOW VOLUME LOCAL
(WITH ON-STREET PARKING)

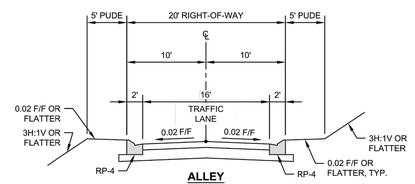
DESIGN NOTES
(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

HISTORIC FRANKLIN TENNESSEE	**LOW VOLUME LOCAL STREET SECTIONS**		DWG. NO. **TS-6**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	



MEWS

A C



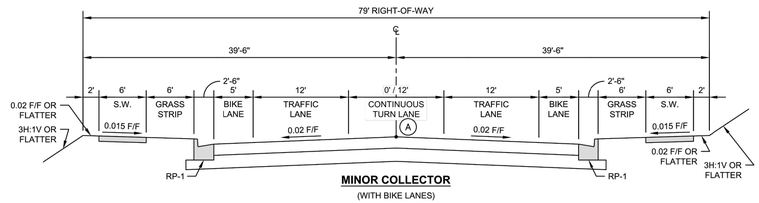
ALLEY

B C

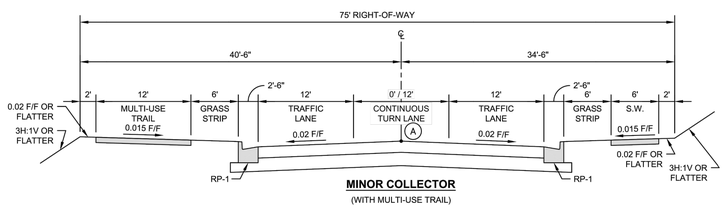
GENERAL NOTES
1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT

DESIGN NOTES
(A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.
(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.
(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.
(D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

HISTORIC FRANKLIN TENNESSEE	**MEWS AND ALLEY SECTIONS**		DWG. NO. **TS-7**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	



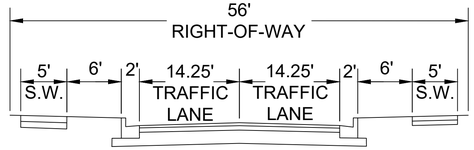
MINOR COLLECTOR
(WITH BIKE LANES)



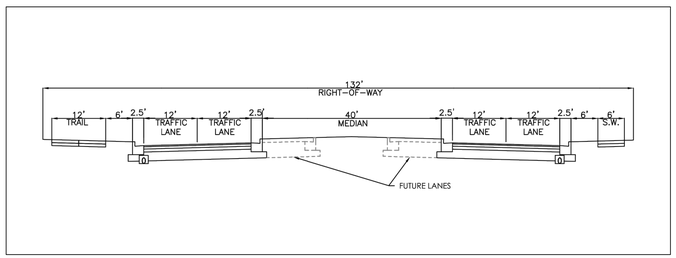
MINOR COLLECTOR
(WITH MULTI-USE TRAIL)

DESIGN NOTES
(A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY *CONNECT FRANKLIN*

HISTORIC FRANKLIN TENNESSEE	**MINOR COLLECTOR STREET SECTIONS**		DWG. NO. **TS-4**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	



SOUTHVALE BLVD - 56' ROW



FUTURE ARTERIAL STREET (LEWISBURG PIKE)

NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.

GARY LYNN CRAIG
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
NO. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

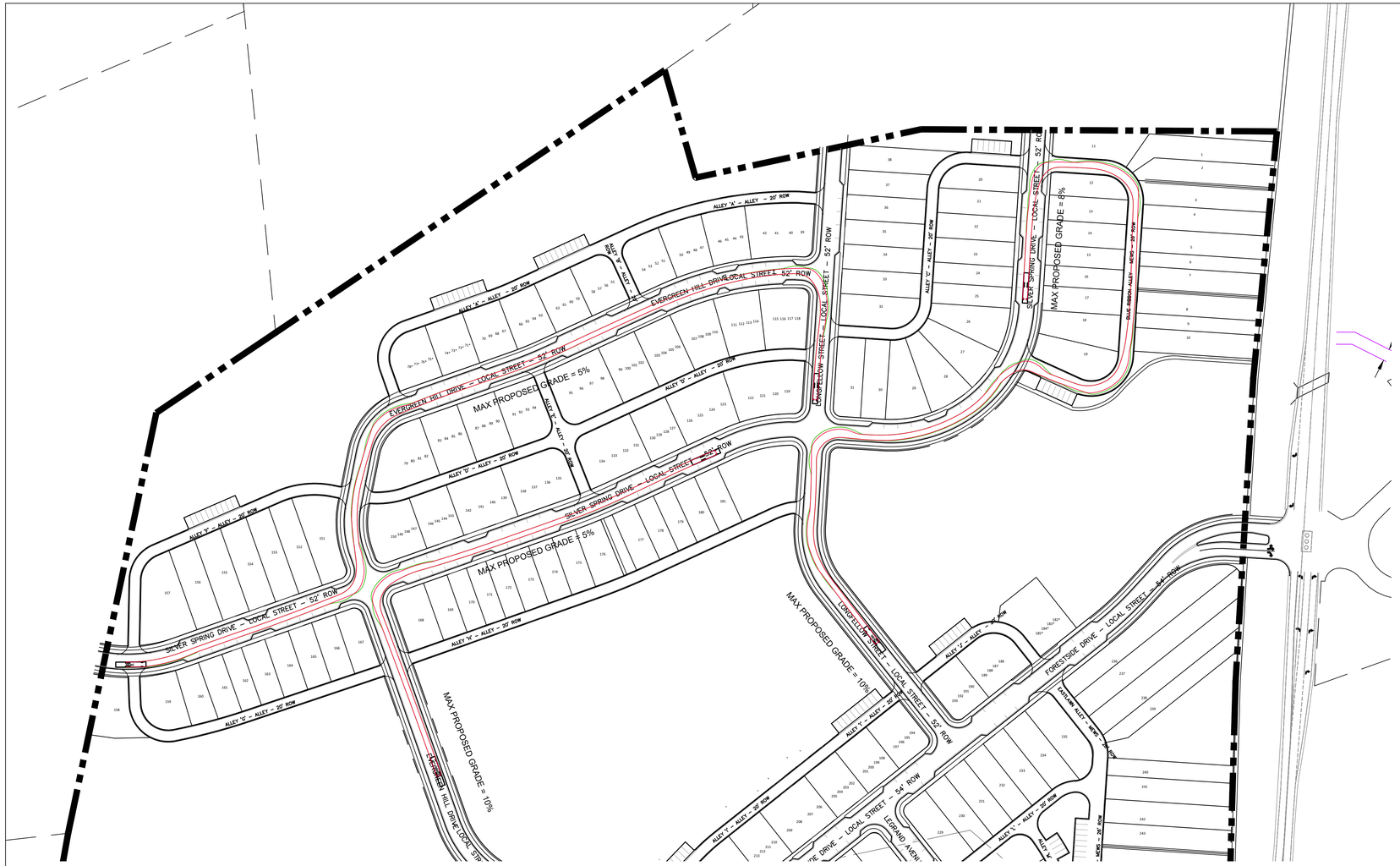
A NONE
B NONE
C NONE
D NONE

COF# 7495

ROADWAY TYPICAL SECTIONS

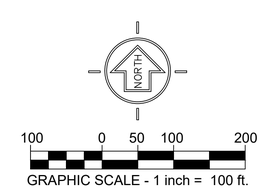
C4.10

LSC 21002



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



GARY LYNN EARTH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN PROJECT #7495

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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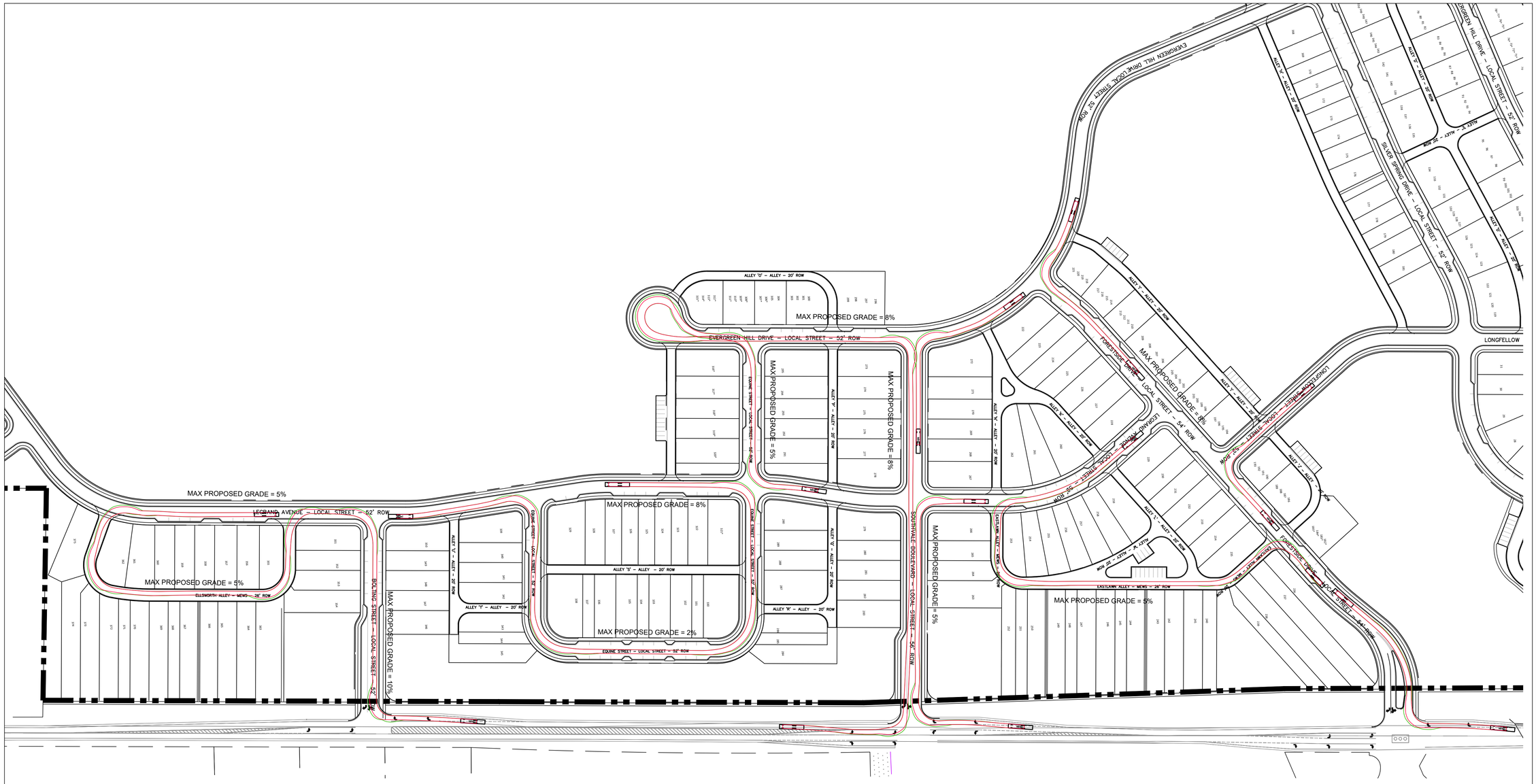
A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN
PLAN
FIRE

C4.11

LSC 21002



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4/1/2021

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
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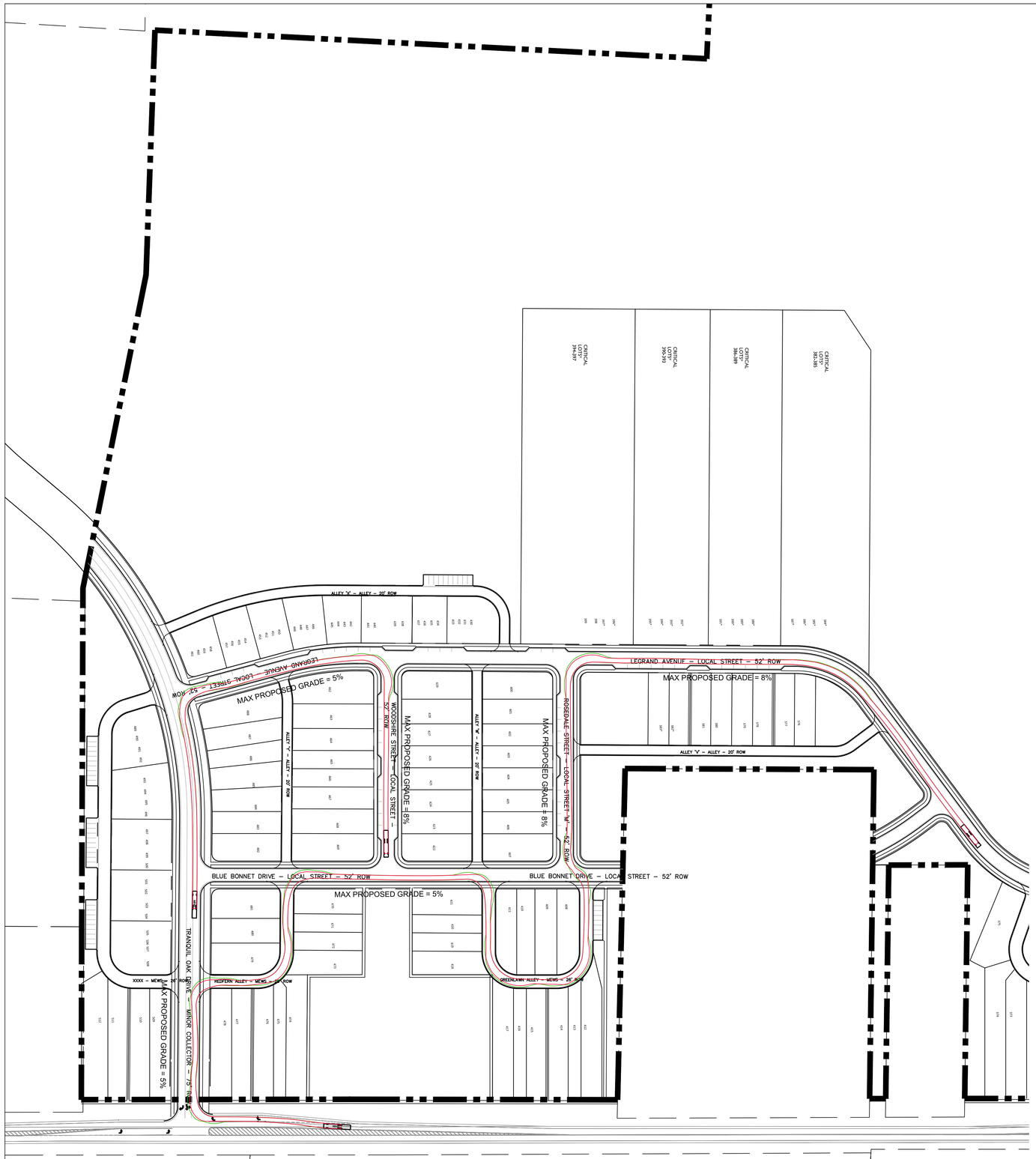
A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN
PLAN
FIRE

C4.12

LSC 21002



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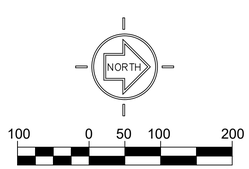

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STATE OF TENNESSEE
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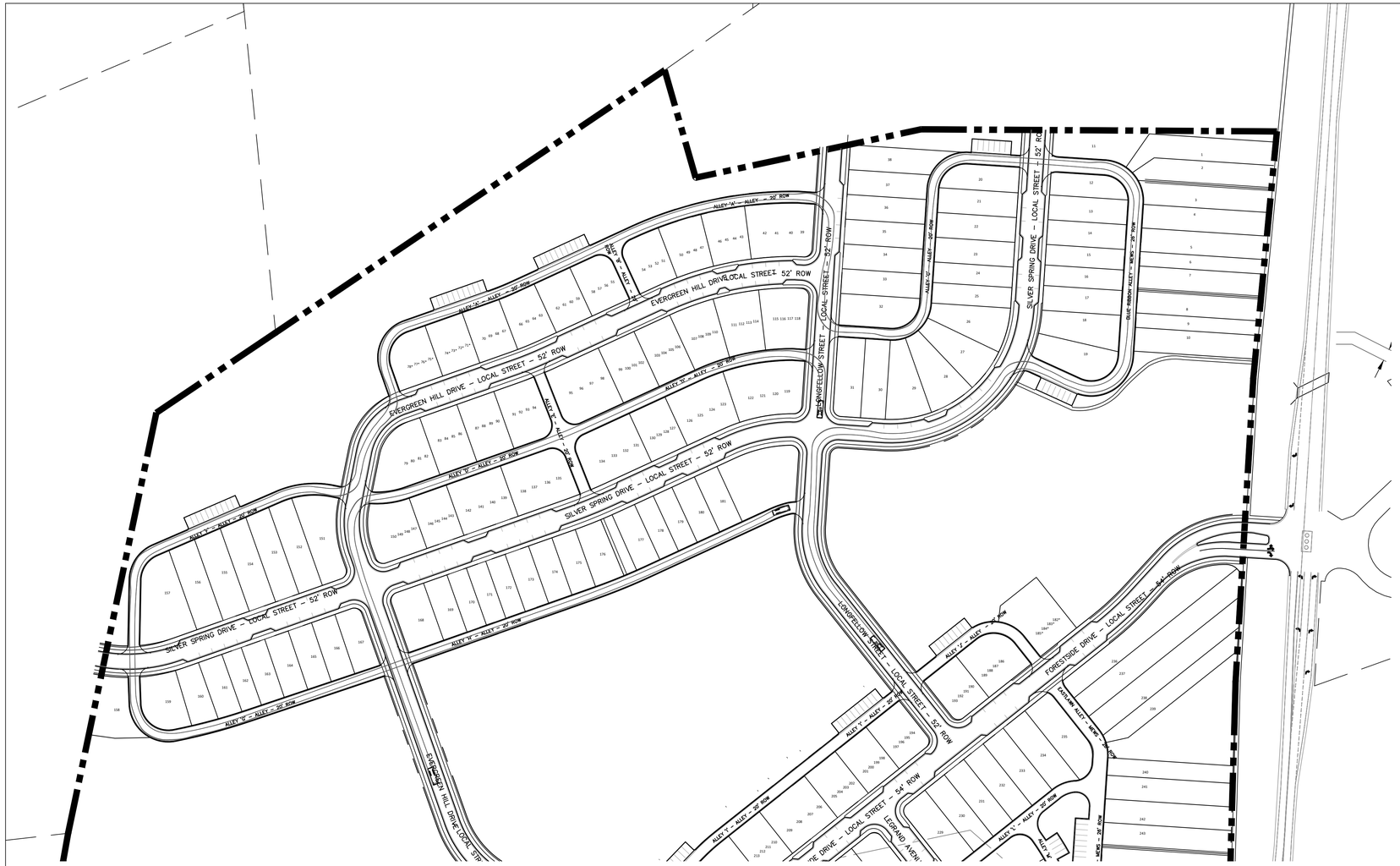
A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN
PLAN
FIRE

C4.13

LSC 21002


EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW
SILVER SPRING DRIVE – LOCAL STREET – 52' ROW
LONGFELLOW STREET – LOCAL STREET – 52' ROW
FOREST SIDE DRIVE – LOCAL STREET – 54' ROW
ALLEY 'A' – ALLEY – 20' ROW
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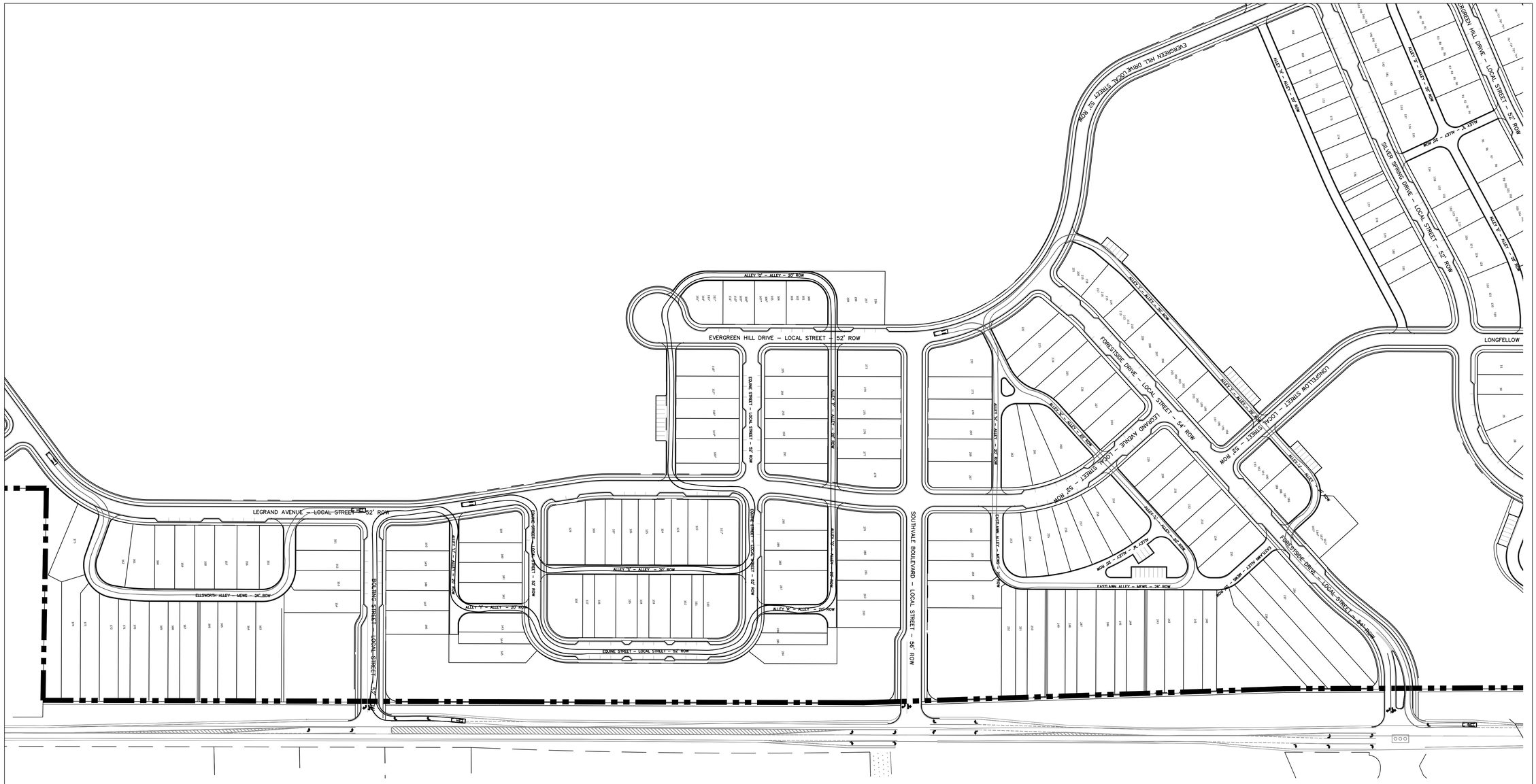


APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH

NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN EARLY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

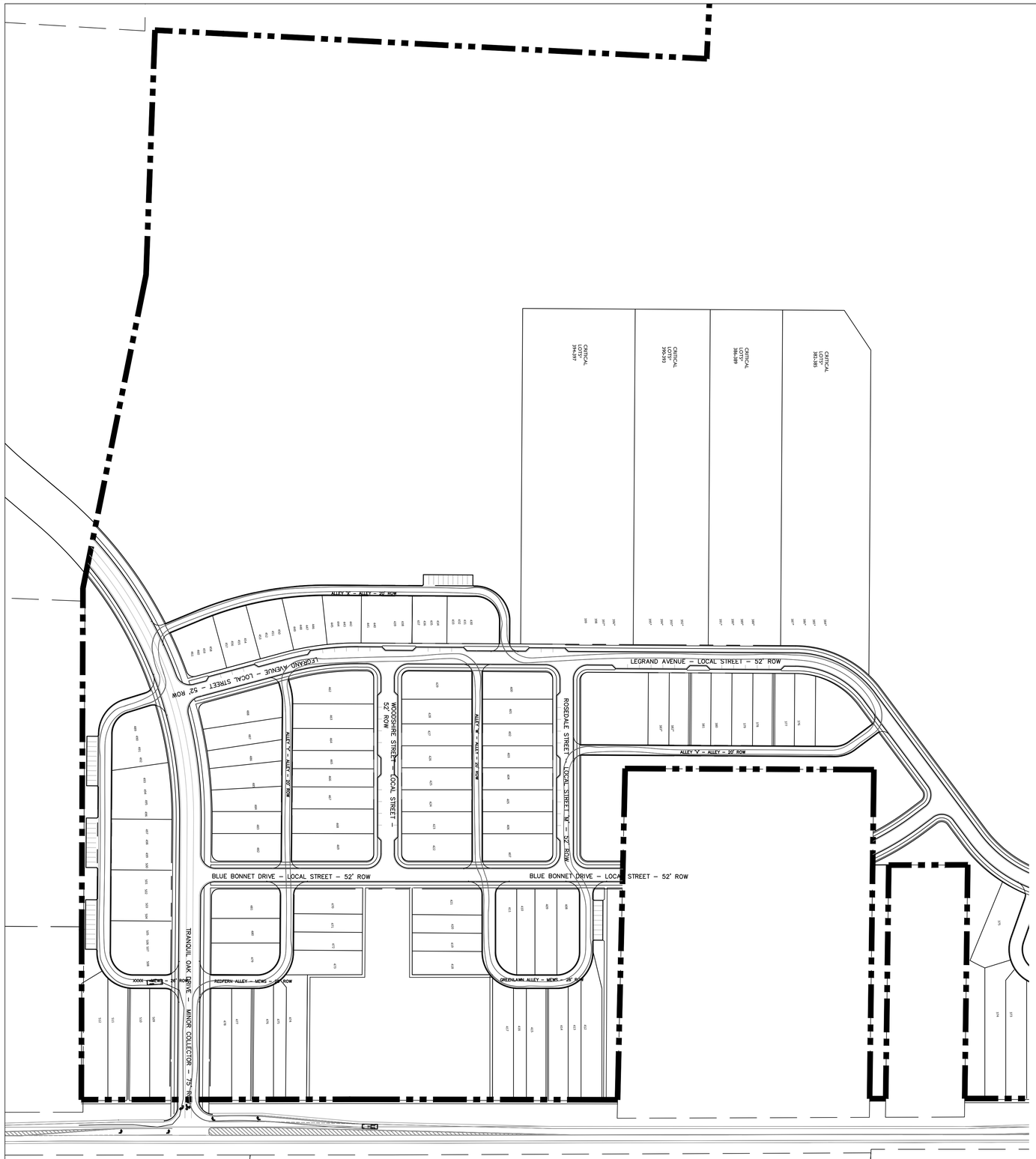
A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN PLAN REFUSE

C4.15

LSC 21002



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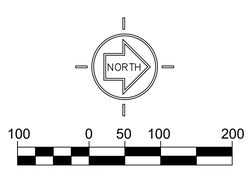


GARY LYNN EARY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

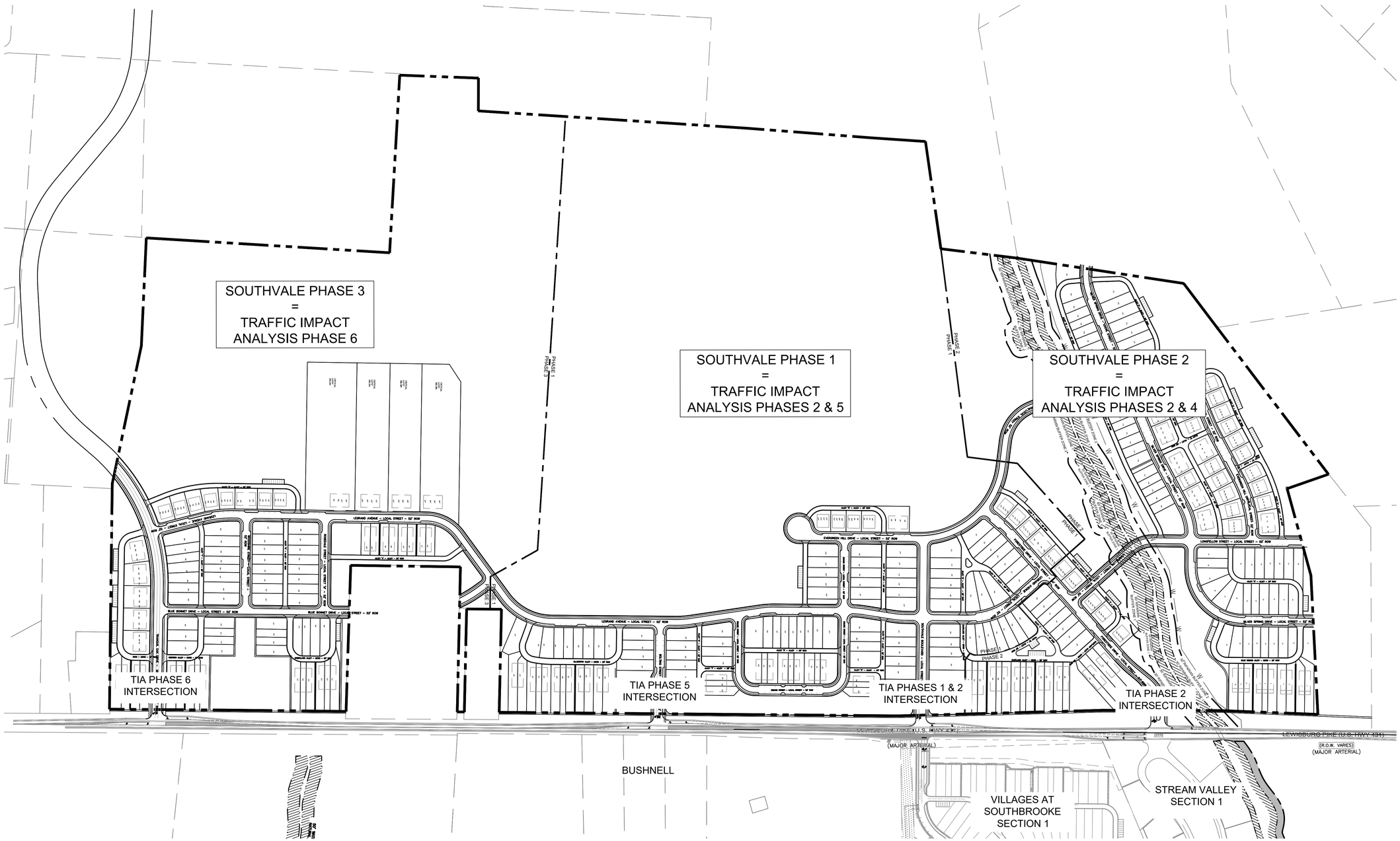
A NONE
B NONE
C NONE
D NONE

COF# 7495

AUTO TURN PLAN REFUSE

C4.16

LSC 21002



DETAILED DESCRIPTION OF
PROPOSED IMPROVEMENTS ARE
LOCATED ON SHEETS C4.1-C4.9

NORTH

200 0 100 200 400

GRAPHIC SCALE - 1 inch = 200 ft.

GARY LYNN EARTH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

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D NONE

COF# 7495

TIA PHASING
EXHIBIT

C4.17

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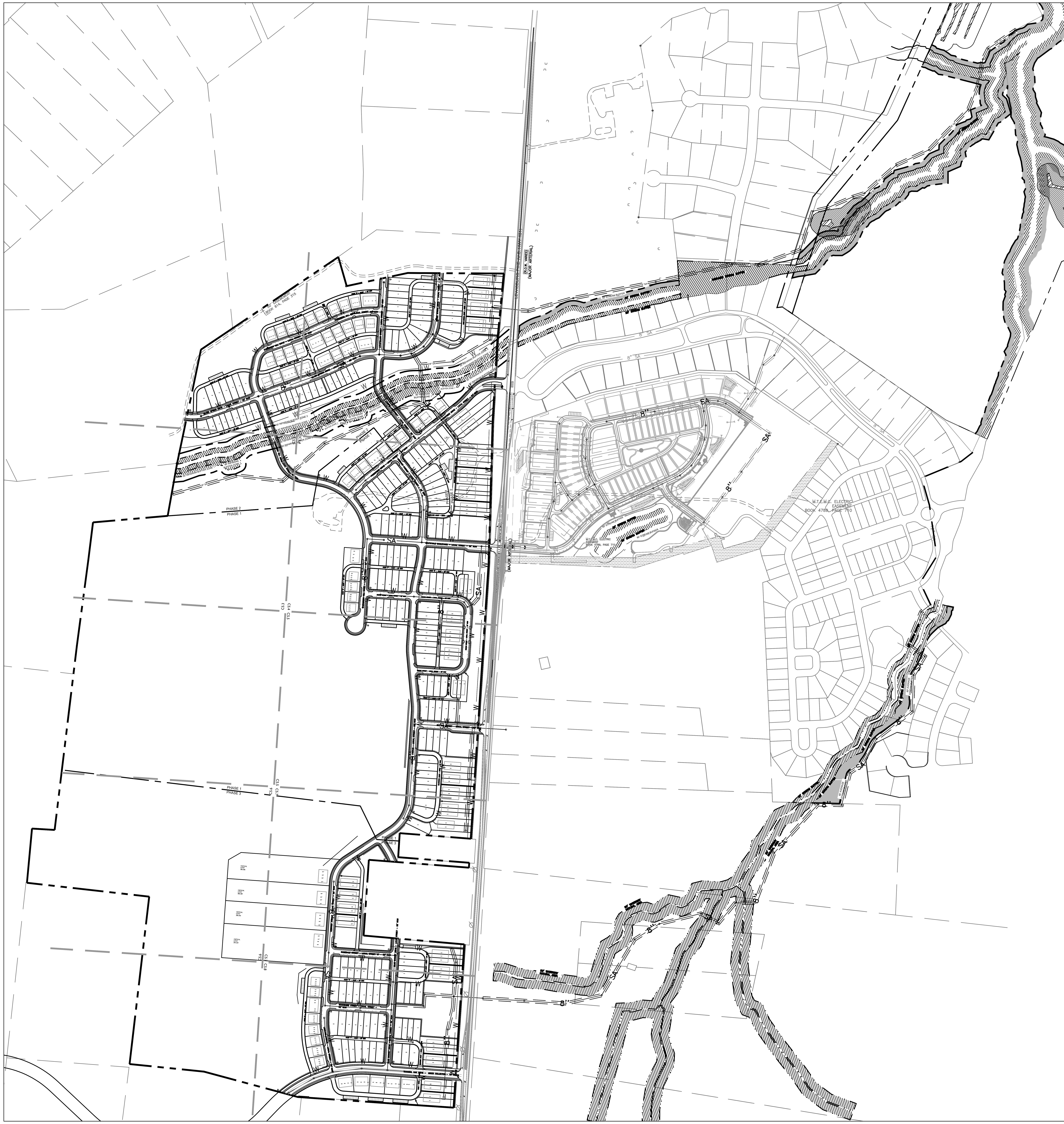

WATER & SEWER GENERAL NOTES

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 PRE-CONSTRUCTION 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.

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WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
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SHEET KEY

C5.1	C5.2
C5.3	C5.4
	C5.5
C5.6	C5.7
	C5.8

NORTH

300 0 150 300 600

GRAPHIC SCALE - 1 inch = 300 ft.

GARY LYNN FAHEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE

4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

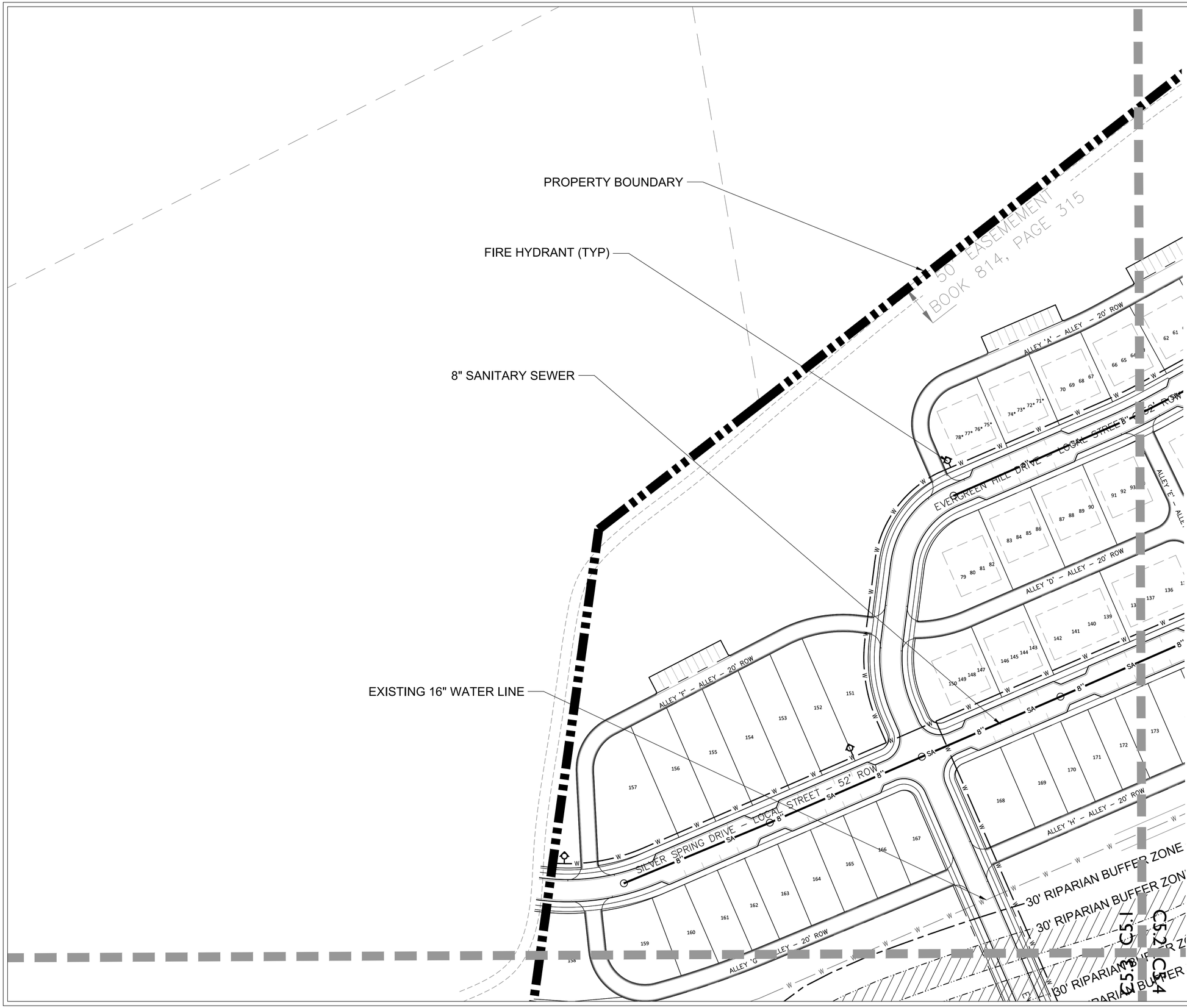
A NONE
B NONE
C NONE
D NONE

COF# 7495

OVERALL SITE UTILITY PLAN

C5.0

LSC 21002



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GARY LYNN CLARK
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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FRANKLIN PROJECT #7495

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ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

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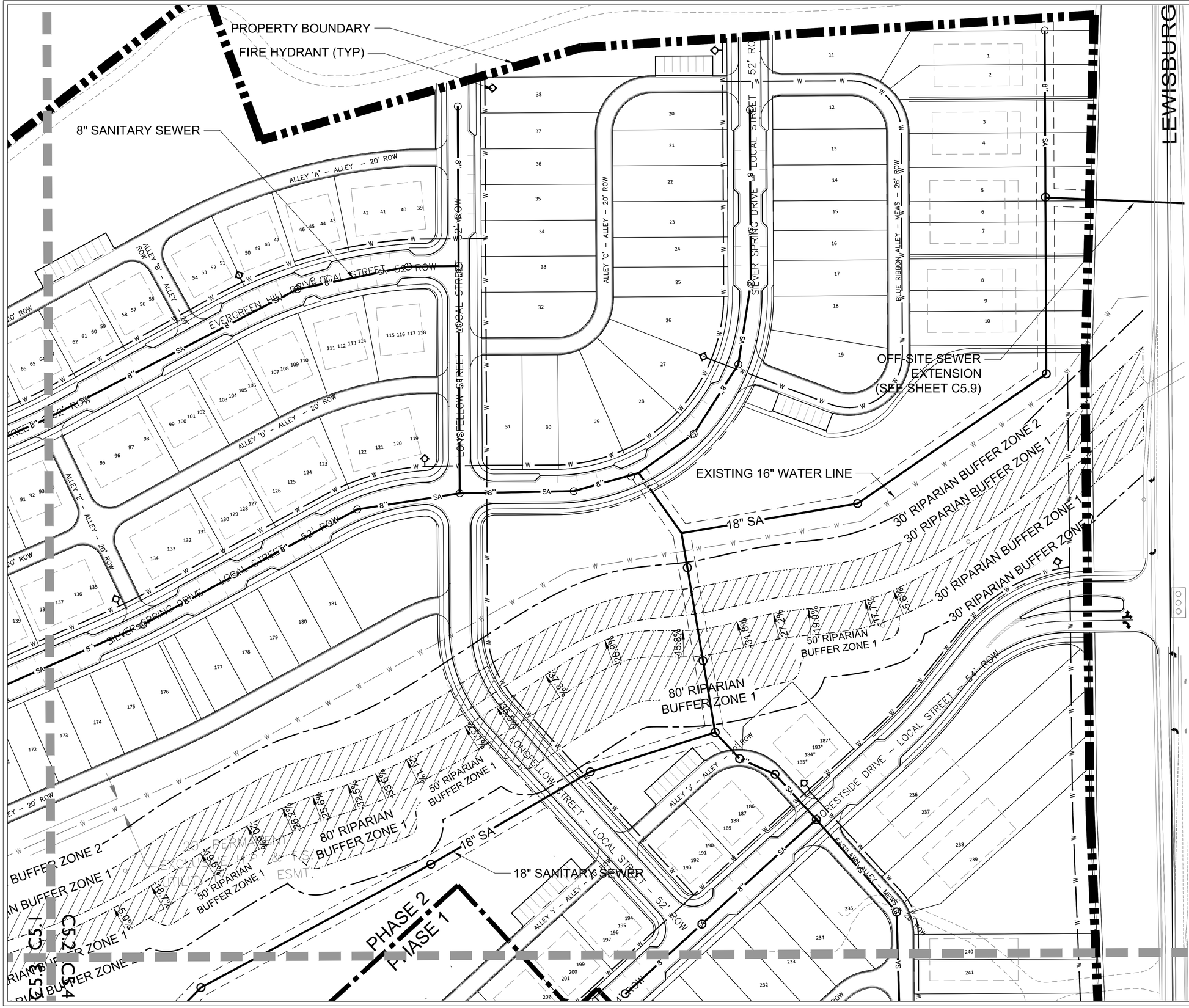
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.1

LSC 21002



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GARY LYNN CARLTON
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
TN
COMMERCE
NO. 111222
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
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ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

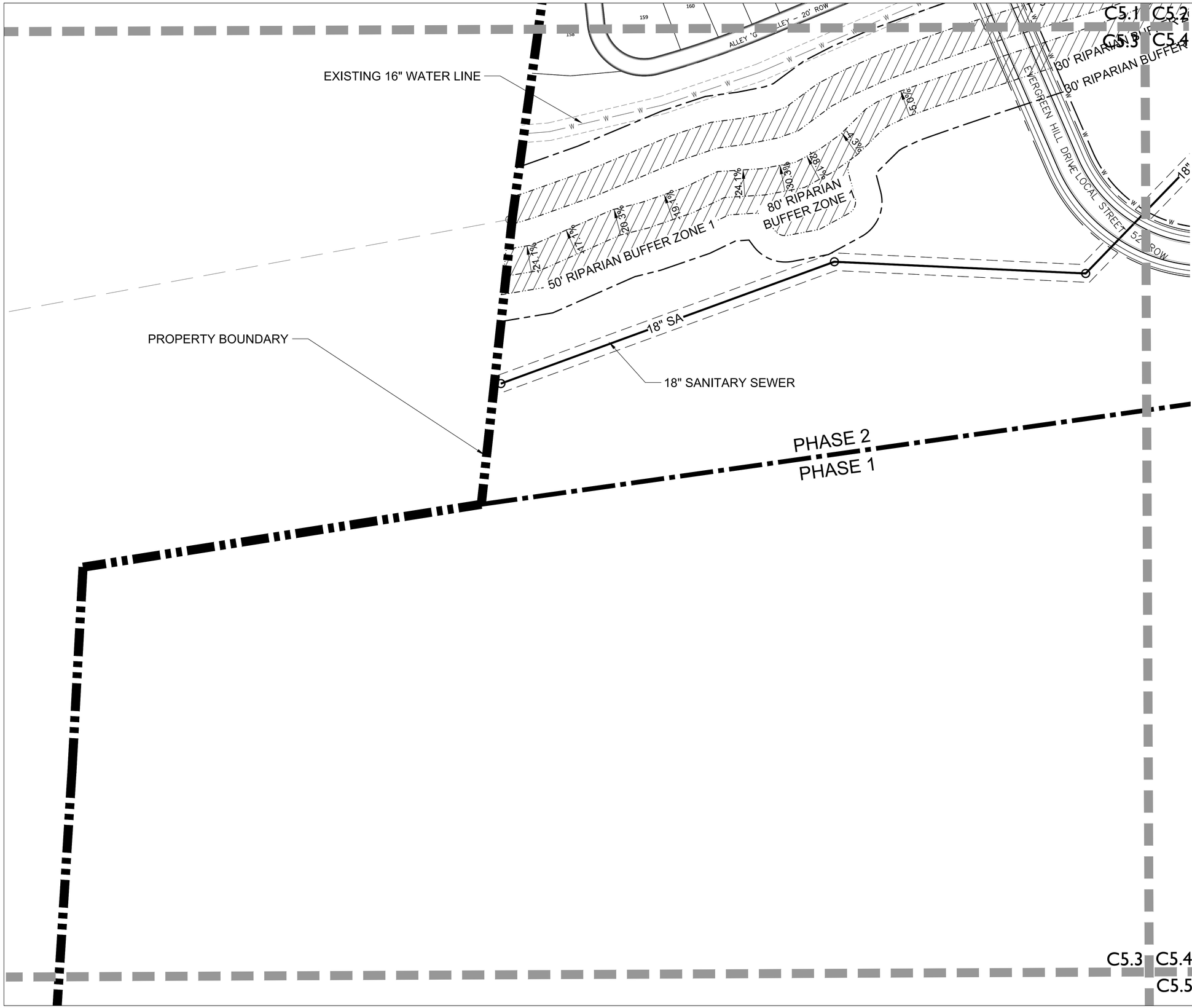
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.2

LSC 21002



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ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

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C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.3

LSC 21002

C5.1 C5.2
C5.3 C5.4
C5.5

ARIAN BUFFER ZONE 1

ARIAN BUFFER ZONE 2

PHASE 1

PHASE 2

18" SANITARY SEWER

18" SA

STREET – 52' ROW

ALLEY '1' – ALLEY – 20' ROW

FOREST SIDE DRIVE – LOCAL STREET – 52' ROW

8" SA

8" SANITARY SEWER

ALLEY 'K' – ALLEY – 20' ROW

LEGENDS AVENUE – LOCAL STREET – 52' ROW

ALLEY 'L' – ALLEY – 20' ROW

ALLEY 'M' – ALLEY – 20' ROW

EASTLAWN ALLEY – MEWS – 26' ROW

ALLEY 'N' – ALLEY – 20' ROW

FIRE HYDRANT (TYP)

8" SANITARY SEWER

SOUTHVALE BOULEVARD – LOCAL STREET – 56' ROW

EVERGREEN HILL DRIVE – LOCAL STREET – 52' ROW

ALLEY 'O' – ALLEY – 20' ROW

ALLEY 'P' – ALLEY – 20' ROW

ALLEY 'Q' – ALLEY – 20' ROW

ALLEY 'R' – ALLEY – 20' ROW

EQUINE STREET – LOCAL STREET – 52' ROW

LEWISBURG PIKE (U.S. HWY 431)

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HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
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TOTAL FLOW IN GPD: 179,200 GPD

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C5.1	C5.2
C5.3	C5.4
	C5.5
C5.6	C5.7
	C5.8

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

GARY LYNN CARR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
CIVIL
COMMERCE
NO. 119221
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

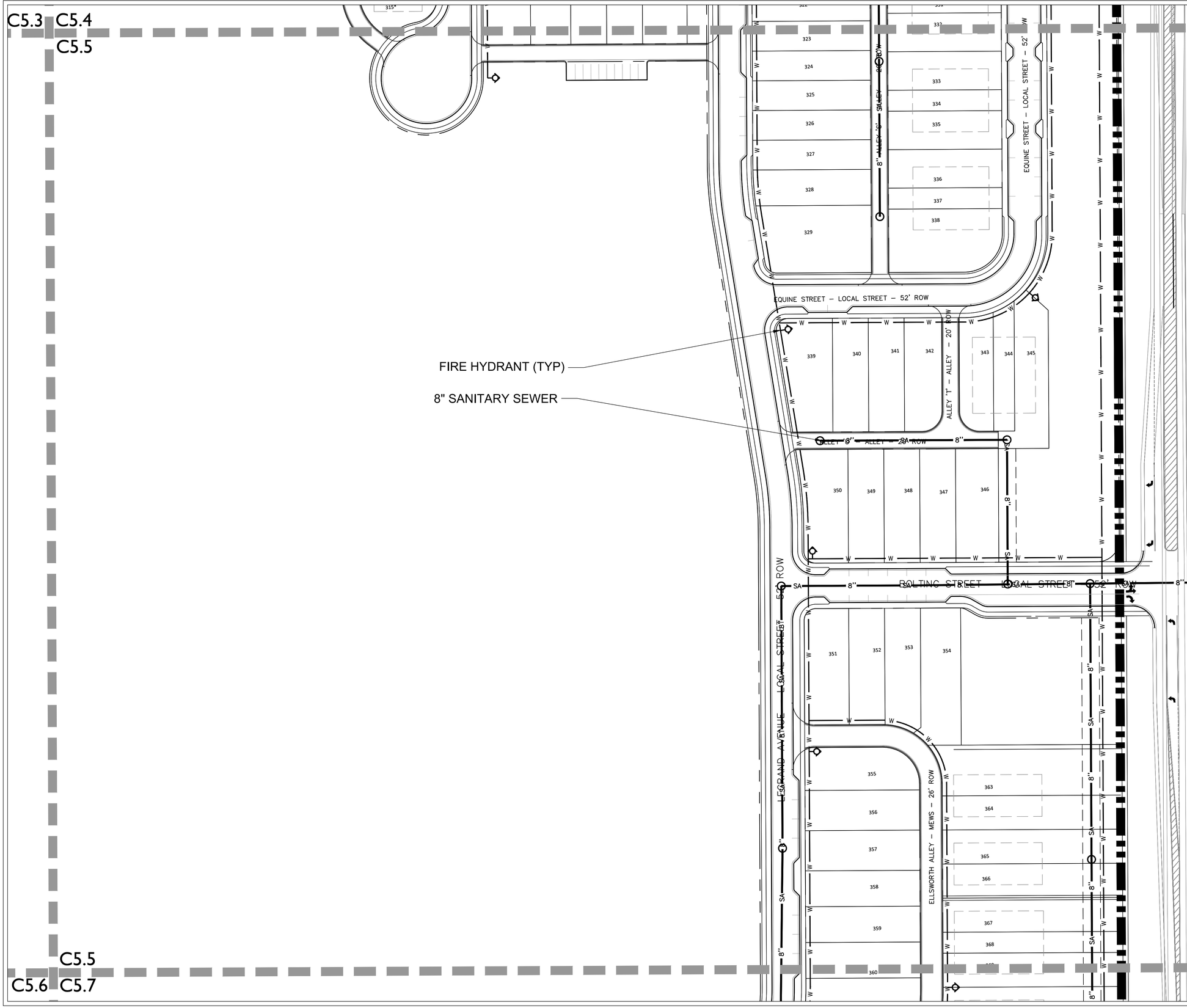
A NONE
B NONE
C NONE
D NONE

COF# 7495

SITE UTILITY PLAN

C5.4

LSC 21002



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GARY LYNN CARLTON
LICENSED LANDSCAPE ARCHITECT
TENNESSEE
NO. 111222
STATE OF TENNESSEE
4/1/2021

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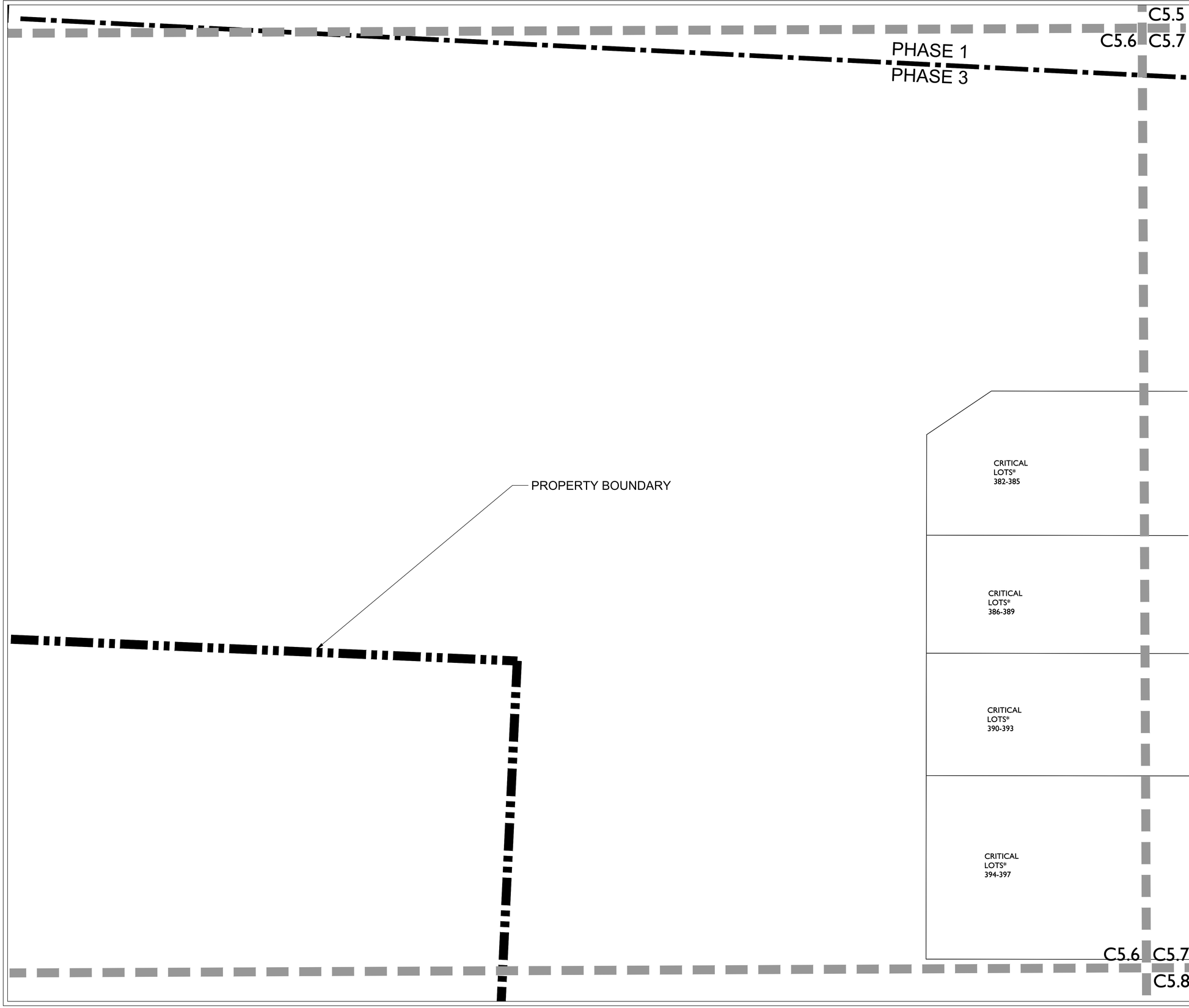
COF# 7495

SITE UTILITY PLAN

C5.5

LSC 21002



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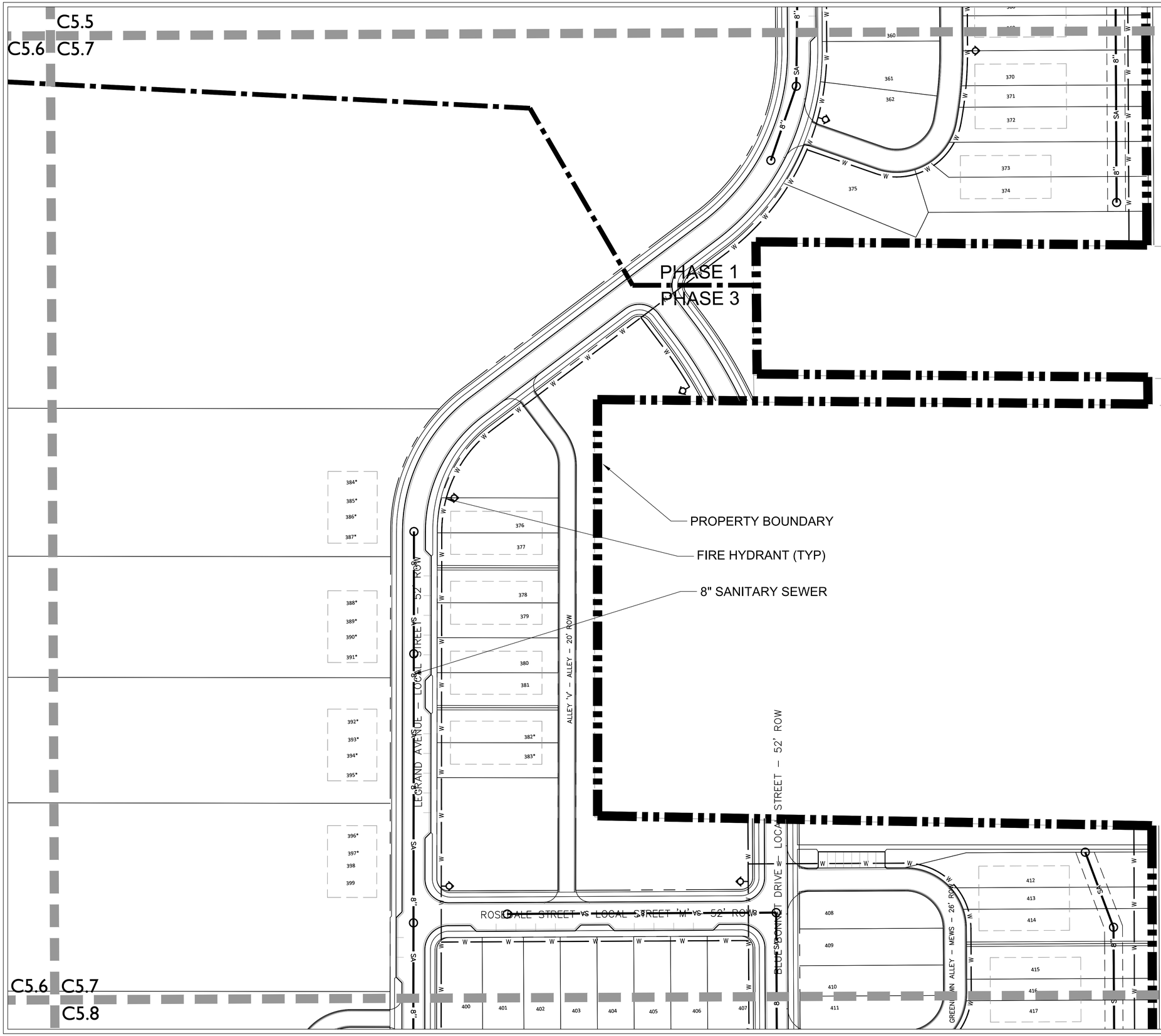
COF# 7495

SITE UTILITY PLAN

C5.6

LSC 21002



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SITE UTILITY PLAN

C5.7

LSC 21002

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WOODSHIRE STREET – LOCAL STREET – 52' ROW

ALLEY 'W' – ALLEY – 20' ROW

ALLEY 'X' – ALLEY – 20' ROW

ALLEY 'Y' – ALLEY – 20' ROW

LEGRAND AVENUE – LOCAL STREET – 52' ROW

BLUE BONNET DRIVE – LOCAL STREET – 52' ROW

GREEN MEADOW ALLEY

REDFERN ALLEY – MEWS – 26' ROW

XXXX – MEWS – 26' ROW

TRANQUIL OAK DRIVE – MINOR COLLECTOR – 75' ROW

OFF-SITE SEWER EXTENSION (SEE SHEET C5.10)

8" SANITARY SEWER

FIRE HYDRANT (TYP)

PROPERTY BOUNDARY

C5

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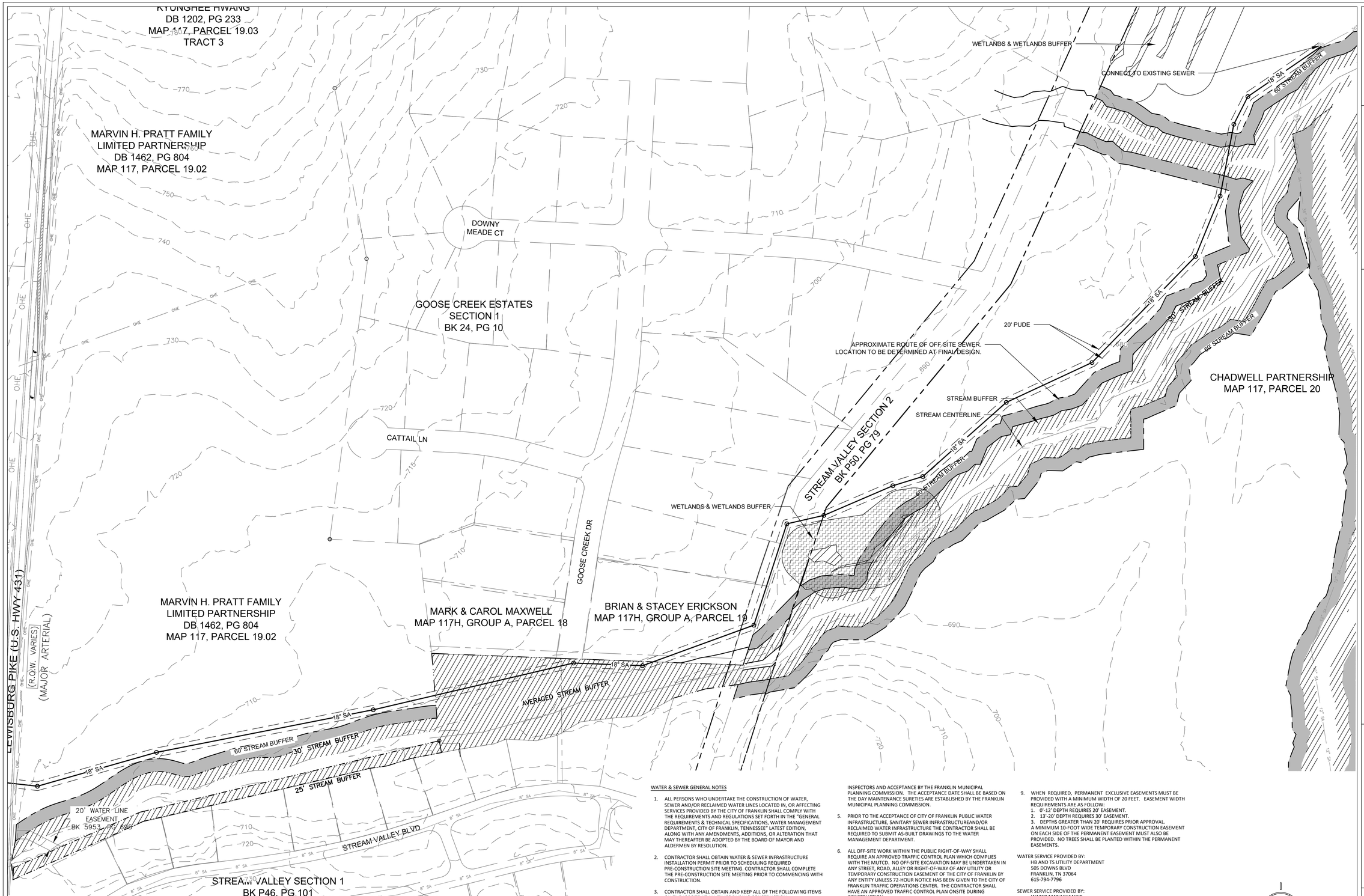

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   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE 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.
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HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
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NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN CARR
REGISTERED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
COMMERCE
No. 1112
STATE OF TENNESSEE
4/1/2021

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495

MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

OFFSITE SEWER

C5.9

LSC 21002

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GARY LYNN CARLTON
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
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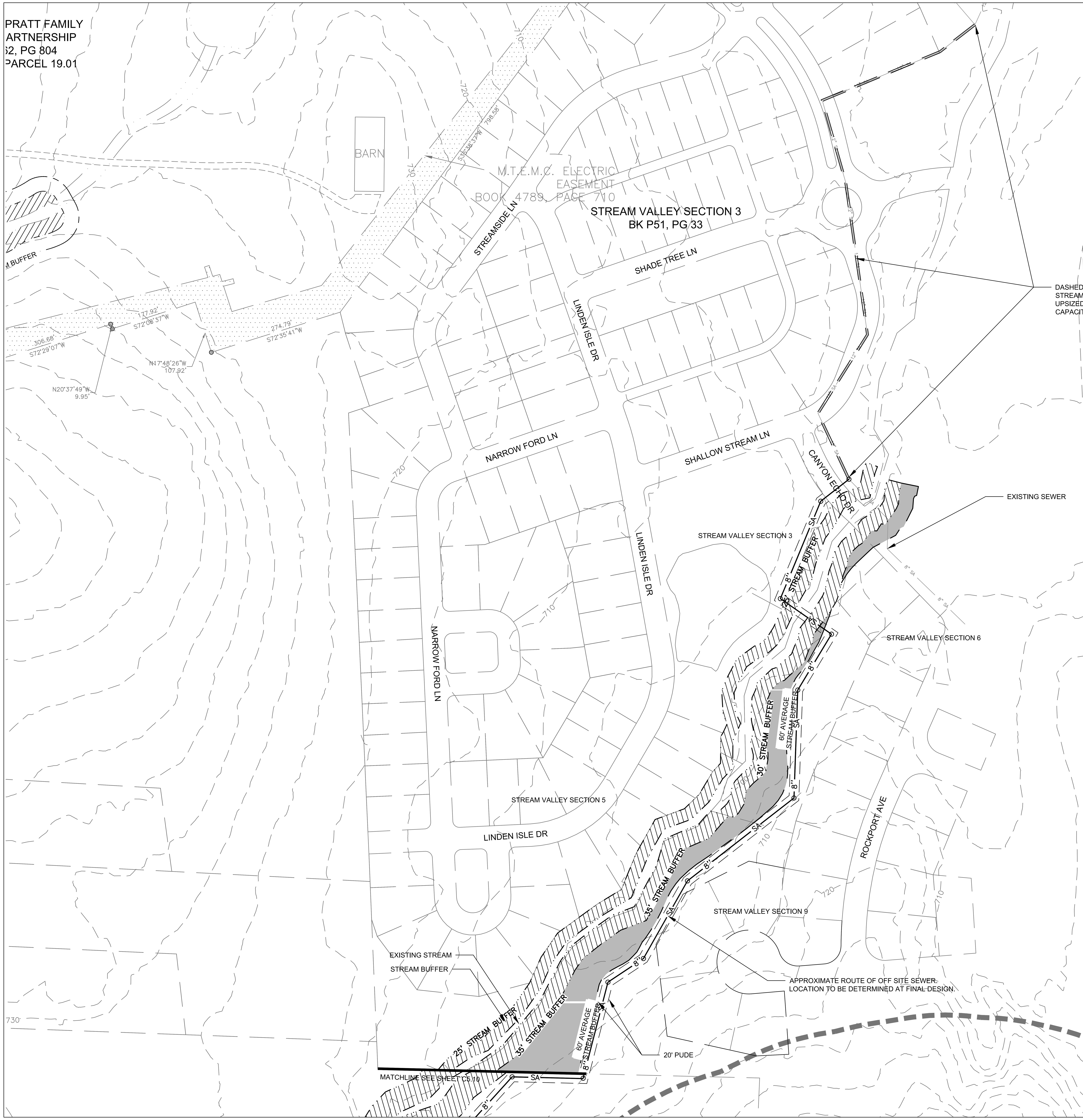
A NONE
B NONE
C NONE
D NONE

COF# 7495

OFFSITE SEWER

C5.10

LSC 21002



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GARY LYNN EAFEY
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 111227
STATE OF TENNESSEE
4/1/2021

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ISSUANCE/REVISION NOTES:
- PLAN DATE: APRIL 1, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

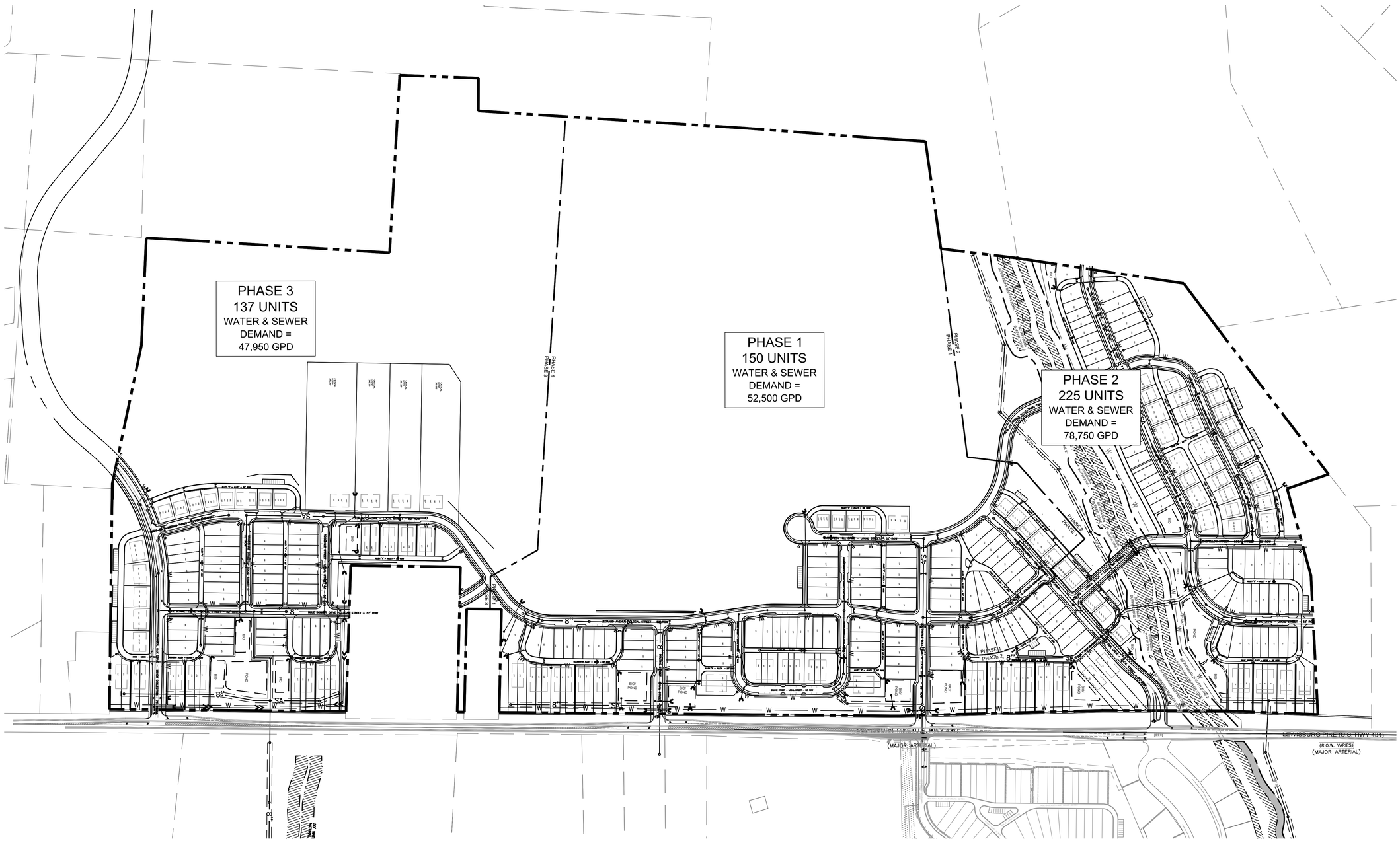
NORTH

100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

OFFSITE SEWER

C5.11

LSC 21002



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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111227
STATE OF TENNESSEE
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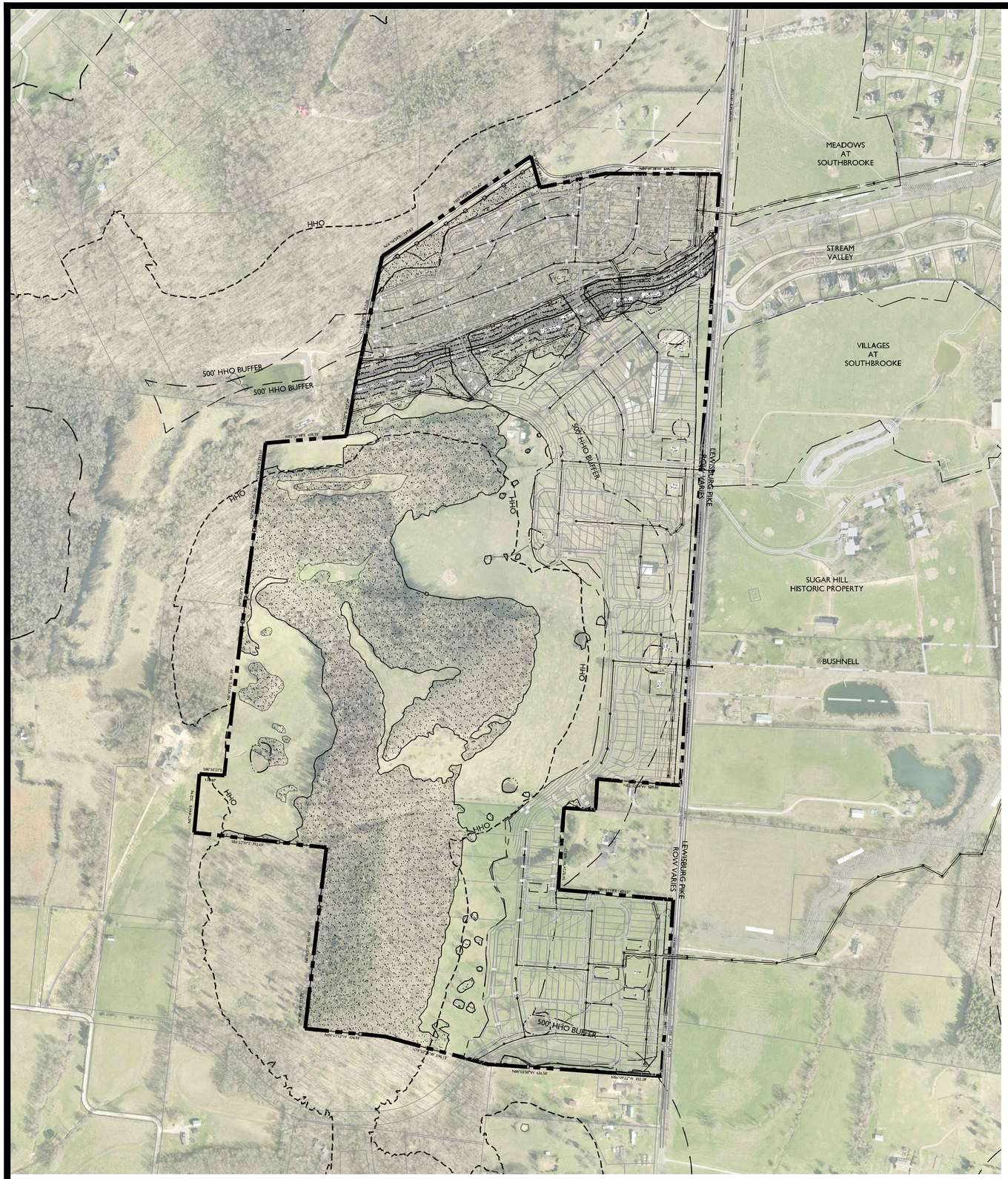
COF# 7495

PHASING PLAN

C6.0

LSC 21002



TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

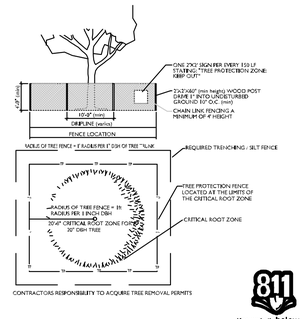
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE PROTECTION FENCING DETAIL NTS



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

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION
PROJECT NUMBER:	7495
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
ACREAGE / SF OF SITE:	244.80 AC
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (2.09 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCENIC CORRIDOR
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1
DWELLING UNIT COUNT (BY TYPE):	
DETACHED:	196 LOTS
ATTACHED:	316 UNITS (136 LOTS)
TOTAL:	512 UNITS
BUILDING HEIGHT:	2 STORY
MINIMUM LSA:	20% - 48.72 AC
OPEN SPACE REQUIRED:	5% - 12.18 AC
NATURAL AREA REQUIRED:	10% - 24.36 AC
TREE CANOPY RETENTION:	71% - 82.76 AC

PARKING REQUIRED (BY USE):	
2 / ALLEY-LOADED (196 UNITS):	392
2.5 / 2BR (165 UNITS):	413
3 / 3BR+ (152 UNITS):	456
TOTAL:	1,261

PARKING PROVIDED (BY USE): *MINIMUM	
4/DETACHED (2 GARAGE, 2 TANDEM):	784 (PROVIDED ON LOT)
4/24' T+90'B (2 GARAGE, 2 TANDEM):	608 (PROVIDED ON LOT)
2/60'B (1 GARAGE, 1 TANDEM):	330 (PROVIDED ON LOT)
ON-STREET:	305
OFF-STREET:	131
TOTAL:	2,158

PARKLAND DEDICATION:	512 x $4,304 = $2,203,648 DEVELOPER TO PAY FEE IN LIEU
DEVELOPER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,069,948 SF	3,634,498 SF
TOTAL ACRES	116.39 AC	83.43 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,069,948 SF; 116.39 AC (48% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,281,477 SF; 52.38 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,634,498; 83.44 AC (72% OF EXISTING)

KEY

- PRESERVED CANOPY
- REMOVED CANOPY
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
TENNESSEE
AGREE
LANDSCAPE ARCHITECT

Revision Date

TREE PRESERVATION

SHEET
LI.0

COF 7495

RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along the northern portion of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. This development proposes a utility and two road crossings over the riparian buffers. All crossings will be submitted with an ARAP since there is no other access available north of the tributary. Steep slopes also occur in Zone 1, and additional offsets to Zone 1 have been provided. Where slopes of 15%-25% have been identified, 20 feet has been added to Zone 1 (for a total of 50'); where slopes of greater than 25% have been identified, 50 feet has been added to Zone 1 (for a total of 80').

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

A full plan for the riparian buffer enhancements shall be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of this Development Plan submittal, conversations with the COF Stormwater Coordinator indicate that the ARAP and additional Zone 2 Riparian Buffer areas are sufficient for the 3 encroached crossings. However, if COF staff finds further impacts or offsets, the applicant may be required to provide further comparable water quality improvements such as live staking.

Further details will be provided in future Site Plan submittal documents. At Site Plan, a schedule for Urban Riparian Buffer Zone enhancement will 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.

RIPARIAN 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.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- PRESERVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 42,249 SF
- AREAS OF NEW RIPARIAN BUFFER 42,495 SF

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THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

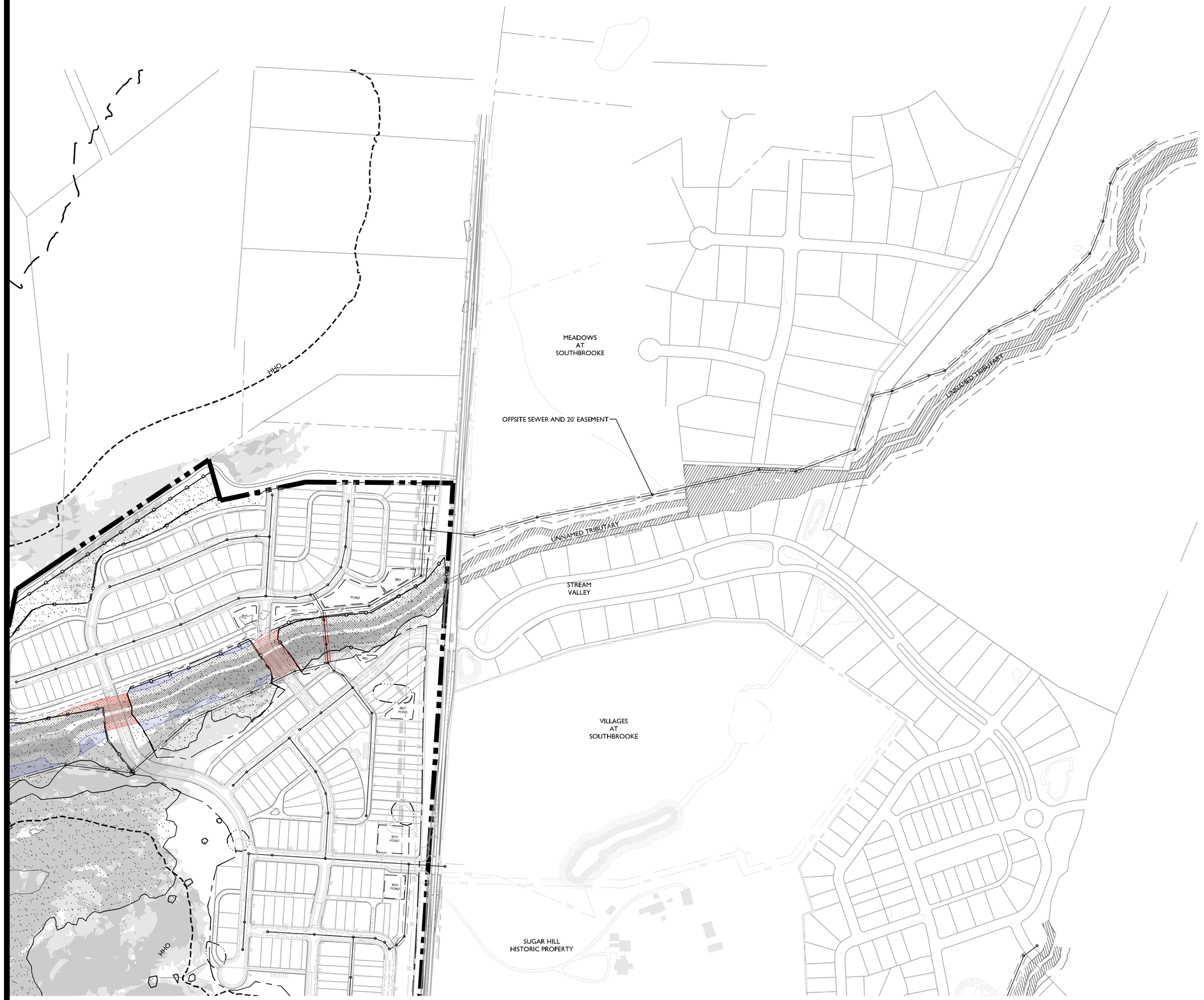
Franklin, Williamson County, Tennessee

JEFFREY STOKES
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE No. 1400

Revision Date

STREAM MANAGEMENT PLAN

SHEET
L2.0
COF 7495



OFFSITE SEWER NARRATIVE

Due to the conditions of this development, an offsite sewer line and 20' easement must be connected to the site. Both the sewer line and easement remain outside the Zone 1 and Zone 2 Riparian Buffers of the adjacent properties.

There is one portion of averaged stream buffer in the Stream Valley Subdivision where the sewer line crosses. This area is currently mowed grass that is maintained by the owner.

Further details of the offsite sewer riparian buffers will be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

KEY

- PRESERVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT
  42,249 SF
- AREAS OF NEW RIPARIAN BUFFER
  42,495 SF

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

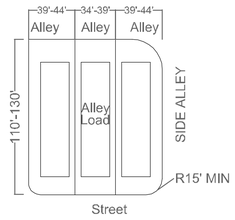
Franklin, Williamson County, Tennessee

Revision Date

OFFSITE SEWER STREAM PLAN

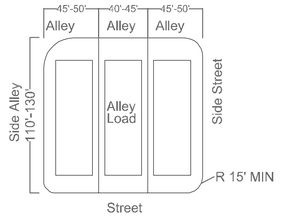
SHEET
L2.1

COF 7495



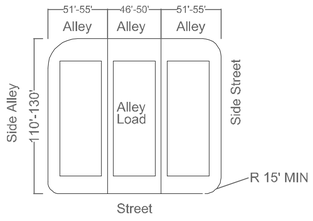
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

1 A1.0 <40' DETACHED
PLAN & ELEVATION
N.T.S.



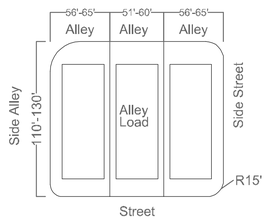
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

2 A1.0 40'-45' DETACHED
PLAN & ELEVATION
N.T.S.



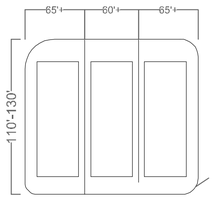
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

3 A1.0 46'-50' DETACHED
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

4 A1.0 51' - 60' DETACHED
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
SIDE Street Setback: 10'
Side Alley Setback: 10'

5 A1.0 > 60' DETACHED
PLAN & ELEVATION
N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY STOKES
LANDSCAPE ARCHITECT

Revision Date

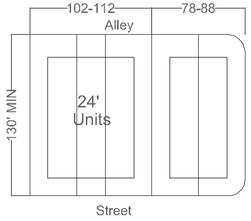
TYPICAL ARCHITECTURE DETACHED

SHEET
A1.0

COF 7495

3 UNIT

2 UNIT

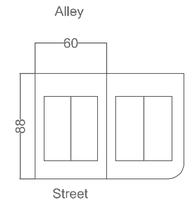


Front Setback: 15'
Rear Setback: 5' (18' for Parking)
Side Setback: 15' or 20'
Side Street Setback: 15'
Side Alley Setback: 10'

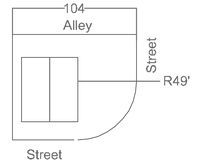
1 / A1.1 2 & 3 UNIT MULTIPLEX LOT
PLAN & ELEVATION
N.T.S.

GARAGE BELOW STREET

GARAGE ABOVE STREET

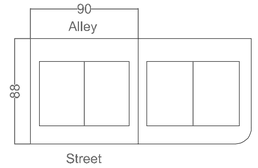


Front Setback: 15'
Rear Setback: 18'
Side Setback: 7.5'
Side Street Setback: 10'
Side Alley Setback: 10'



The 49' radius only applies where the street makes a 90 degree turn with no intersecting street.

2 / A1.1 60' ATTACHED
PLAN & ELEVATION
N.T.S.



Front Setback: 15'
Rear Setback: 18'
Side Setback: 7.5'
Side Street Setback: 10'
Side Alley Setback: 10'

3 / A1.1 90' ATTACHED
PLAN & ELEVATION
N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

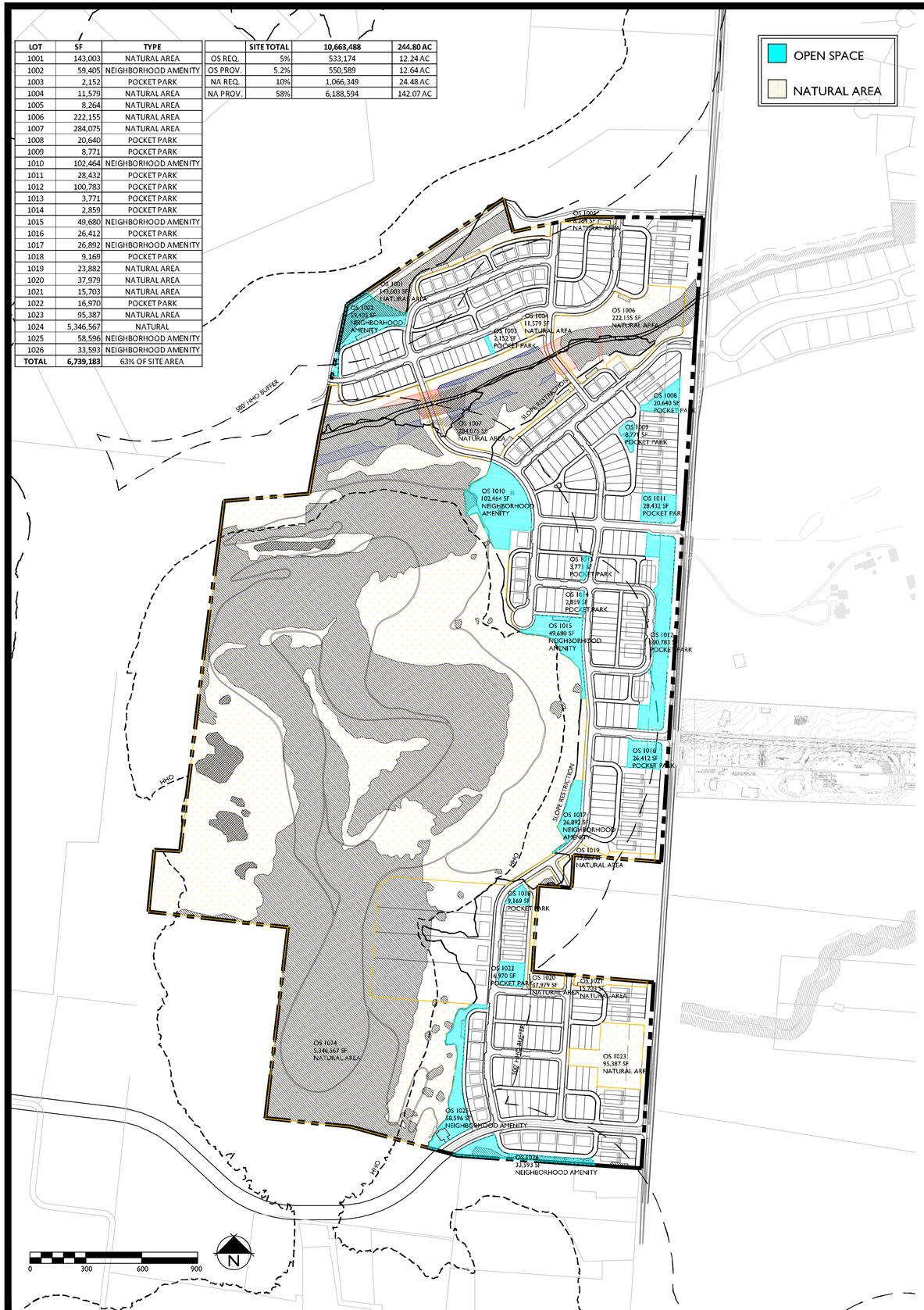
JEFFREY STOKES
LANDSCAPE ARCHITECT
4-2-21

Revision Date

TYPICAL ARCHITECTURE ATTACHED
SHEET
A1.1
COF 7495

LOT	SF	TYPE
1001	143,003	NATURAL AREA
1002	59,405	NEIGHBORHOOD AMENITY
1003	2,152	POCKET PARK
1004	11,579	NATURAL AREA
1005	8,264	NATURAL AREA
1006	222,155	NATURAL AREA
1007	284,075	NATURAL AREA
1008	20,640	POCKET PARK
1009	8,771	POCKET PARK
1010	102,464	NEIGHBORHOOD AMENITY
1011	28,432	POCKET PARK
1012	100,783	POCKET PARK
1013	3,771	POCKET PARK
1014	2,859	POCKET PARK
1015	49,680	NEIGHBORHOOD AMENITY
1016	26,412	POCKET PARK
1017	26,892	NEIGHBORHOOD AMENITY
1018	9,169	POCKET PARK
1019	23,882	NATURAL AREA
1020	37,979	NATURAL AREA
1021	15,703	NATURAL AREA
1022	16,970	POCKET PARK
1023	95,387	NATURAL AREA
1024	5,346,567	NATURAL
1025	58,596	NEIGHBORHOOD AMENITY
1026	33,593	NEIGHBORHOOD AMENITY
TOTAL	**6,739,183**	63% OF SITE AREA

	SITE TOTAL	10,663,488	244.80 AC
OS REQ.	5%	533,174	12.24 AC
OS PROV.	5.2%	550,589	12.64 AC
NA REQ.	10%	1,066,349	24.48 AC
NA PROV.	58%	6,188,594	142.07 AC



TYPICAL OPEN SPACE LOT AMENITIES AND FEATURES

1 EX1 PLAYGROUND
PICTURE FROM OTHERS

4 EX1 GREENWAY TRAIL
PICTURE FROM OTHERS

2 EX1 GATHERING AREA
PICTURE FROM OTHERS

5 EX1 BUTTERFLY GARDEN
PICTURE FROM OTHERS

3 EX1 TYPICAL BENCH
PICTURE FROM OTHERS

6 EX1 DOG PARK
PICTURE FROM OTHERS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
1
2
3
4

OPEN SPACE PLAN

SHEET
EX1

COF 7495

KEY

GREENWAYS

SIDEWALK IN LEWISBURG PIKE EXPANSION

SIDEWALKS OUTSIDE OF ROW

NATURE TRAILS

REUNION STAY
B&B

LEWISBURG PIKE

SUGAR HILL
HISTORIC
PROPERTY

BUSHNELL

VILLAGES AT
SOUTHBROOKE

STREAM
VALLEY

SIGNALIZED INTERSECTION & PEDESTRIAN
CROSSING

N

0 200 400 600

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DEVELOPMENT PLANNING AND
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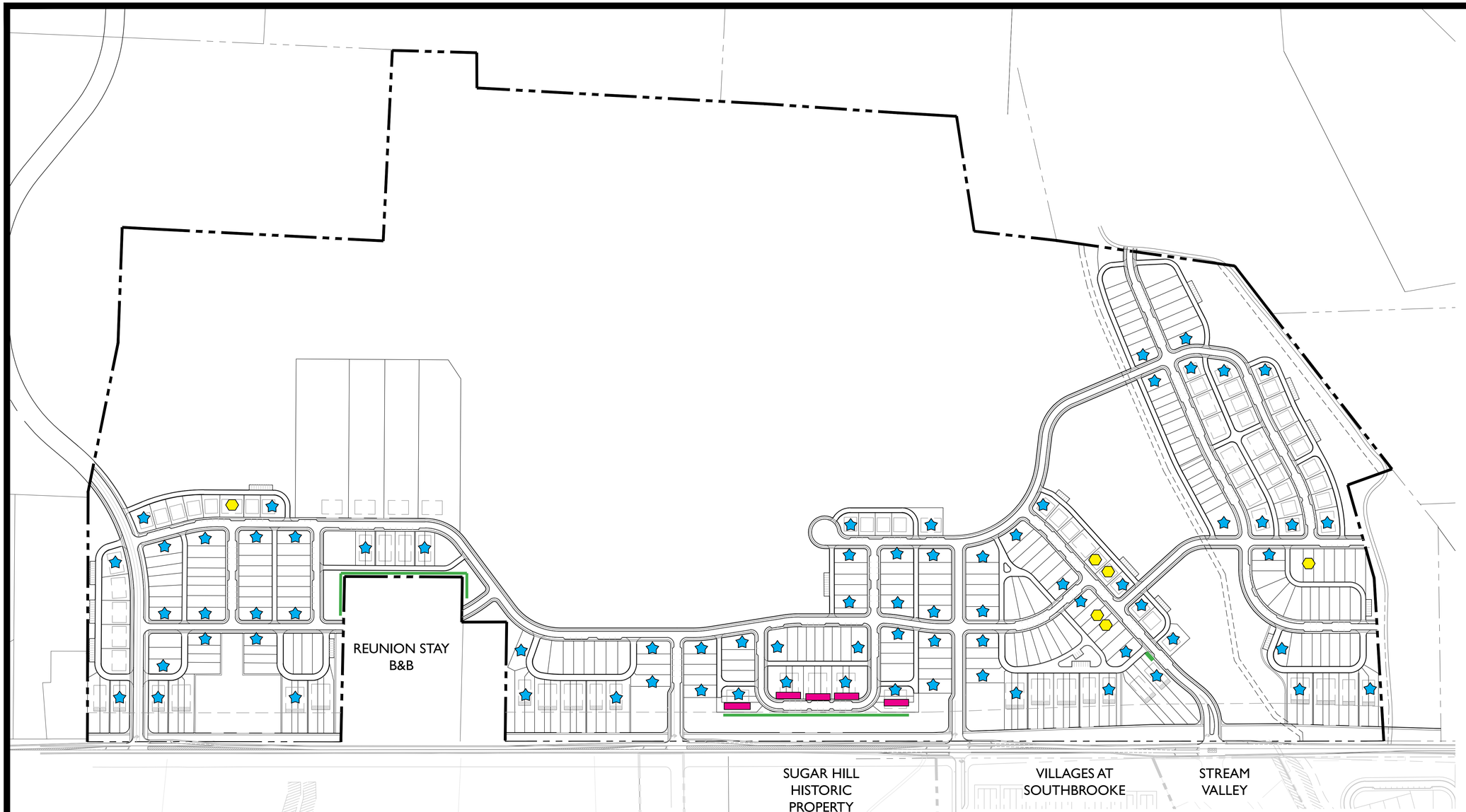
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

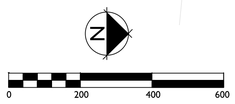
GREY STOKES
LANDSCAPE ARCHITECT

Revision Date

PEDESTRIAN
CIRCULATION PLAN

SHEET
EX2
COF 7495





REGULATING KEY

CORNER HOMES
Homes that are located on corner lots present a greater visual impact on the neighborhood.

- Single family detached home porches that wrap from the front façade to the side street façade are required along Lewisburg Pike
- Corner porches that wrap from the front façade to the side street façade are encouraged.
- Front façade landscape should continue from the front to the side along the corner street

HOMES TERMINATING VIEWS

- Homes located on lots that terminate views should be positioned and detailed to enhance the streetscape and viewshed.
- Two Story Homes are encouraged for these lots
- Where practical, either the building massing or a major architectural massing element should be centered on the view axis.

EVERGREEN LANDSCAPE BUFFER
These areas require an evergreen landscape buffer for screening.

HISTORIC CONTEXT LOTS
Homes located on Lewisburg Pike and across from the Sugar Hill Historic Home shall incorporate contextually appropriate architectural enhancements including:

- Roof pitch of new buildings should be close to that of the historic home;
- Roof forms, materials, and colors of new buildings shall relate to the historic home;
- Key architectural components of the historic building, such as porches, dormers, and arches shall be echoed in new buildings;
- Materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on new buildings.

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
- △
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- △
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REGULATING PLAN

SHEET
EX3
COF 7495

HHO

SLOPE RESTRICTION

HHO BUFFER

80' SCO

HHO BUFFER

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

2 AC OPEN SPACE LOT

CANOPY STREET TREES

DOUBLE-ROW EVERGREEN SHRUBS

CANOPY STREET TREES

DECIDUOUS UNDERSTORY TREES

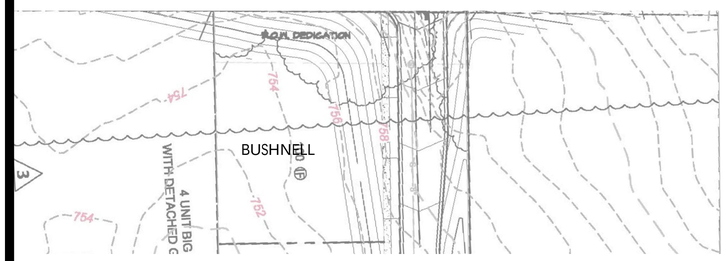
DOUBLE-ROW EVERGREEN UNDERSTORY TREES

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

80' SCO

ROW RESERVATION

LEWISBURG PIKE - MAJOR ARTERIAL



SUGAR HILL
HISTORIC
PROPERTY

*NOTE: OS LOT TO BE SUPPLEMENTED WITH PLANTINGS THAT MEET THE REQUIREMENTS OF THE SCENIC CORRIDOR OVERLAY.

0 50 100 150

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY STOKES
REGISTERED
AGRICOLA
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

BUFFER

SHEET
EX4

COF 7495

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01978

DATE: April 15, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-82, A Resolution To Consider Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of Property Located West Of Lewisburg Pike And North Of Henpeck Lane. Establishing A Public Hearing For June 8, 2021.

PURPOSE:

PROJECT INFORMATION
Applicant: Tim Turner, T-Square Engineering
Owner: Russell Johnson

BACKGROUND/STAFF COMMENTS:
The property being considered is located West of Lewisburg Pike and North of Henpeck Lane and measures 1.58 acres in size. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). Three parcels immediately to the south were annexed into the City in 2020. The parcel is within the Neighborhood Commercial Design Concept as defined by Envision Franklin. Envision Franklin states that development in the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding neighborhood concentrations. These centers must be compatible with and contribute to neighborhood character and livability." The property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-82.

RESOLUTION 2021-82

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF LEWISBURG PIKE AND NORTH OF HENPECK LANE.

WHEREAS, Russell Johnson, (Owner) of property located at West of Lewisburg Pike and North of Henpeck Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards; and

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

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

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen is located West of Lewisburg Pike and North of Henpeck Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

SECTION II. That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Aldermen on how the Property would be served by City resources but is not binding on final annexation.

SECTION III. That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

(Signatures on Page 2)

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Legend

- Johnson Property
- Existing City Limits

N

0 250 500 1,000 1,500
Feet

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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DRAFT Plan of Services
Exhibit B

The Property is located West of Lewisburg Pike and North of Henpeck Lane, contiguous to the City limits, within of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-9.00	1.58
Total	1.58

A. Water

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

ISSUES TO CONSIDER:

- N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 3,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is not anticipated to construct any additional sewer lines, as a sanitary sewer service was extended to the property line.
3. The Owners shall not be required to extend the sanitary sewer main to provide service to the Property.
4. The Owners shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owners shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owners shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- N/A

D. Stormwater

1. The Owners shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.

2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Henpeck Lane. Lewisburg is a limited access arterial roadway. Any access location must be approved by the City of Franklin Engineering Department. The Property to the south was required to extend an access easement to the adjacent property line. Any development of this parcel shall require the full connection through this easement to access Henpeck Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Lewisburg Pike.*

F. Traffic Control

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

ISSUES TO CONSIDER:

- N/A

G. Street Lighting

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

ISSUES TO CONSIDER:

- N/A

H. Street Name Signs

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

ISSUES TO CONSIDER:

- N/A

I. Fire Protection

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

ISSUES TO CONSIDER:

- N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property is located within the Neighborhood Commercial Design Concepts as defined in the Envision Franklin Land Use Plan. The Neighborhood Commercial Design Concept contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a zoning district and any applicable overlay districts.

ISSUES TO CONSIDER:

- *This property was identified in a high priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*

K. Parks and Recreation

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

ISSUES TO CONSIDER:

- N/A

L. Police Protection

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

ISSUES TO CONSIDER:

- N/A

DRAFT Plan of Services
Exhibit B

M. Building and Code Inspection Services

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

ISSUES TO CONSIDER:

- N/A

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- N/A

EXHIBIT A
JOHNSON PROPERTY ANNEXATION
1.58 ACRES
SAINT JAMES
TATTINGER
DOUGLASS GLEN
HOLLY HILL
ASCOT
ELLINGTON
BEECHLAWN
Site
HENPECK
GILBERT
LEWISBURG
FORREST
SUMMER HILL
WINDWARD
OLD PEYTONSVILLE
ALLEY
Legend
Johnson Property
Existing City Limits
N
0 250 500 1,000 1,500
Feet
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LEGEND

EXISTING PROPERTY LINE

EXISTING WATERWAY NATURAL AREA

NOTES:

(1) THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.

(2) THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:

1251 LEWISBURG PIKE
SIMON AND KATHERINE DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A

(3) THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 F. EFFECTIVE DATE 09-29-2006.

(4) PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

(5) THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.

(6) THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
Scale: 1" = 20'

HENPECK LANE
MAJOR COLLECTOR

FRANKLIN CITY LIMITS

N7° 24' 00.50"E 324.840'

FRANKLIN CITY LIMITS

FRANKLIN CITY LIMITS

N83° 04' 00.50"W 213.180'

S82° 35' 00.00"E 215.070'

FRANKLIN CITY LIMITS

S7° 22' 54.78"W 323.041'

30' BUFFER (ZONE 1)

UNNAMED CREEK

30' BUFFER (ZONE 1)

30' BUFFER (ZONE 2)

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER EASEMENT

1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

0 LEWISBURG PIKE
MAP 106, PARCEL 9.00
DEED BK 7423, PAGE 160 (LOT 2)
PLAT BOOK P36, PAGE 26, R.O.W.C., TN
(1.58 ACRES)

1256 LEWISBURG PIKE
MAP 106, PARCEL 9.03
THOMAS RANDALL MORREN & LOU MILLER MORREN

IVYBROOK ACADEMY
1268 LEWISBURG PIKE
MAP 106, PARCEL 26.00
VARNEDOE PROPERTIES LLC

LEWISBURG PIKE (HWY 431)
MAJOR ARTERIAL

NEAREST NATIONAL REGISTER PROPERTY (1251 LEWISBURG PIKE)
232'
SEE NOTE 2

OWNER OF RECORD
RUSSEL JOHNSON BOOK 7423, PAGE 160, R.O.W.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS

DATE: 3/16/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

JOHNSON PROPERTY

EXISTING CONDITIONS

TAX MAP 106, PARCEL 9.00
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

3/16/21

PROJECT
21-0126

SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01905

DATE: April 19, 2021

TO: Board of Mayor and Aldermen

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2021-09, An Ordinance To Rezone 28.91 Acres From Agricultural (AG) District To Neighborhood Commercial (NC) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive. Establishing A Public Hearing For June 22, 2021.
FMPC 4/22/21, 8-1

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7490
Applicant: Greg Gamble, GDC
Owner: Michele Barrett

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 28.91 acres from Agricultural to Neighborhood Commercial for the property located South of Goose Creek Bypass and East of Goose Creek Drive. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept. Envision Franklin state that property within the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability." Envision Franklin further states that new "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

PROJECT CONSIDERATIONS:
Any development of this property shall require the realignment of Goose Creek Drive to line up with the signalized intersection of Goose Creek Bypass and Captain Freeman Parkway. A traffic impact analysis shall be submitted as a part of a development plan or site plan for the property to determine necessary onsite and offsite improvements. In absence of a proposed development plan or site plan, availability of public utilities cannot be assessed and is not granted with the rezoning. Any development of this property beyond the current agricultural use will require approval of water and sewer availability, with all necessary upgrades and extensions of public infrastructure to extend

services to the property, as determined by the utility providers, being the responsibility of the developer

PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-09.

ORDINANCE 2021-09

AN ORDINANCE TO REZONE 28.91 ACRES FROM AGRICULTURAL (AG) DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK DRIVE.

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

WHEREAS, the Neighborhood Commercial (NC) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Agricultural (AG)** District to **Neighborhood Commercial (NC)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
117-19.07	28.91
Total	28.91

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.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

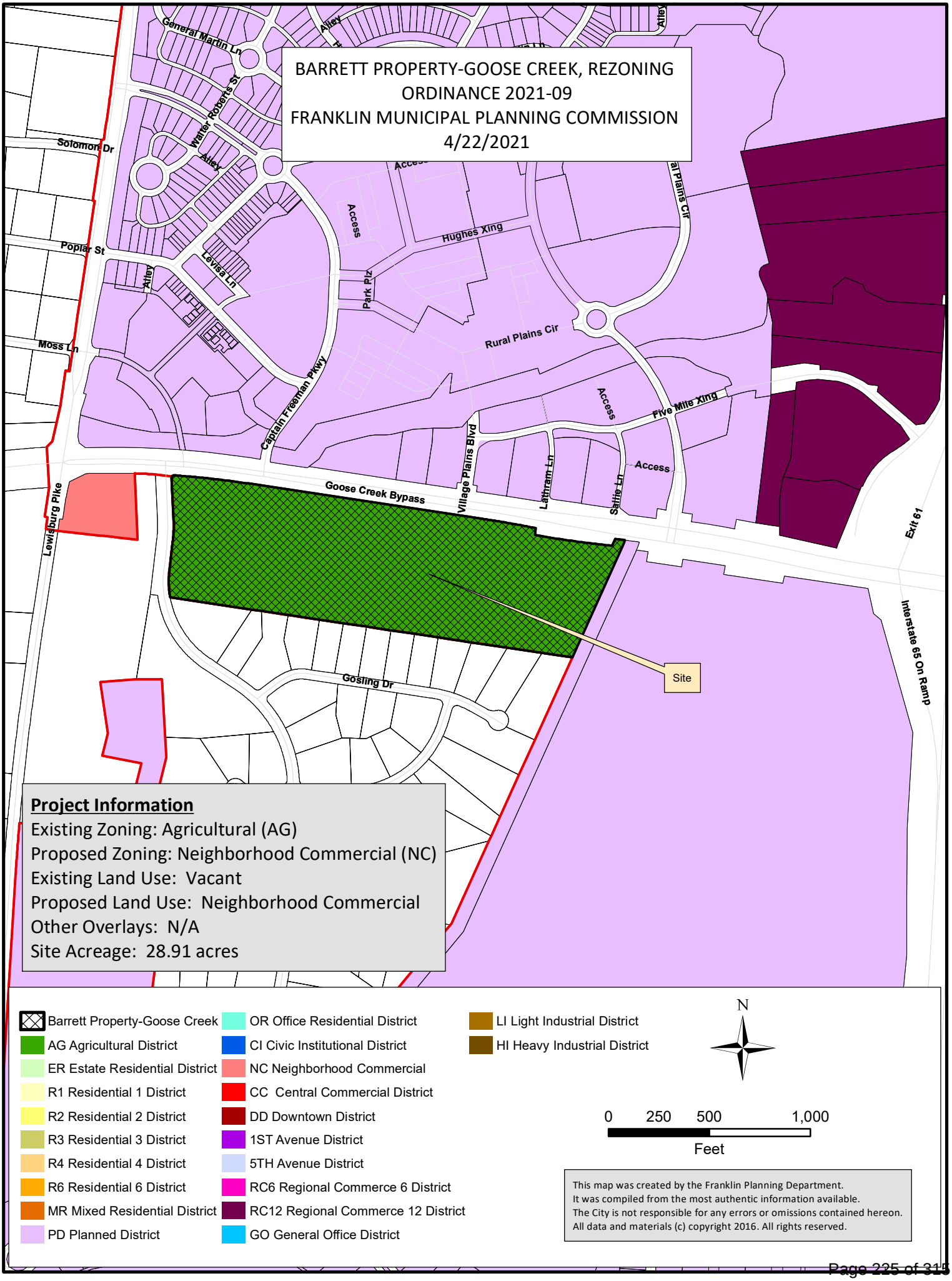
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


BARRETT PROPERTY-GOOSE CREEK, REZONING
ORDINANCE 2021-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
General Martin Ln
Walter Roberts St
Solomon Dr
Alley
Poplar St
Levisa Ln
Moss Ln
Park Plz
Access
Hughes Xing
Rural Plains Cir
Captain Freeman Pkwy
Village Plains Blvd
Lathram Ln
Sallie Ln
Five Mile Xing
Goose Creek Bypass
Lewisburg Pike
Gosling Dr
Site
Exit 91
Interstate 65 On Ramp
Project Information
Existing Zoning: Agricultural (AG)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Proposed Land Use: Neighborhood Commercial
Other Overlays: N/A
Site Acreage: 28.91 acres
Barrett Property-Goose Creek
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
N
0 250 500 1,000
Feet
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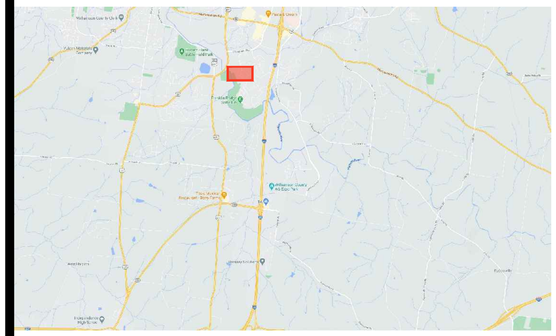
BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

EXISTING ZONING: AG (AGRICULTURE DISTRICT)
PROPOSED ZONING: NC (NEIGHBORHOOD COMMERCIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

OWNER:
AUBREY PRESTON AND MICHELLE BARRETT
MARK FRANCO TRUSTEE
1973 NEW HWY 96 WEST
FRANKLIN, TN 37064

STATEMENT OF IMPACTS

STREET NETWORK (MAJOR THOROUGHFARE PLAN)
PROJECTED IMPACT: N/A

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY H.B.&T.S. UTILITY DISTRICT
PROJECTED WATER DEMAND: N/A

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
PROJECTED PEAK FLOWS: N/A

RECLAIMED WATER FACILITIES
PROJECTED MAXIMUM DEMAND: N/A

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.9 MILES
NEAREST FIRE STATION: 1.2 MILES
NEAREST RECREATIONAL FACILITY: 4 MILES - SOUTHEAST PARK
3.8 MILES - WINSTEAD HILL PARK

STUDENT POPULATION
PROJECTED STUDENTS: N/A

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

SITE DATA CHART

PROJECT NAME:	BARRETT PROPERTY-GOOSE CREEK BYPASS
PROJECT NUMBER:	7490
ADDRESS:	GOOSE CREEK BYPASS FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	117 01907
ACREAGE / SF OF SITE:	28.91 AC
BASE ZONING:	AG (AGRICULTURE DISTRICT)
PROPOSED ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
ZONING OVERLAY(S):	N/A
DESIGN CONCEPT(S):	NEIGHBORHOOD COMMERCIAL
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

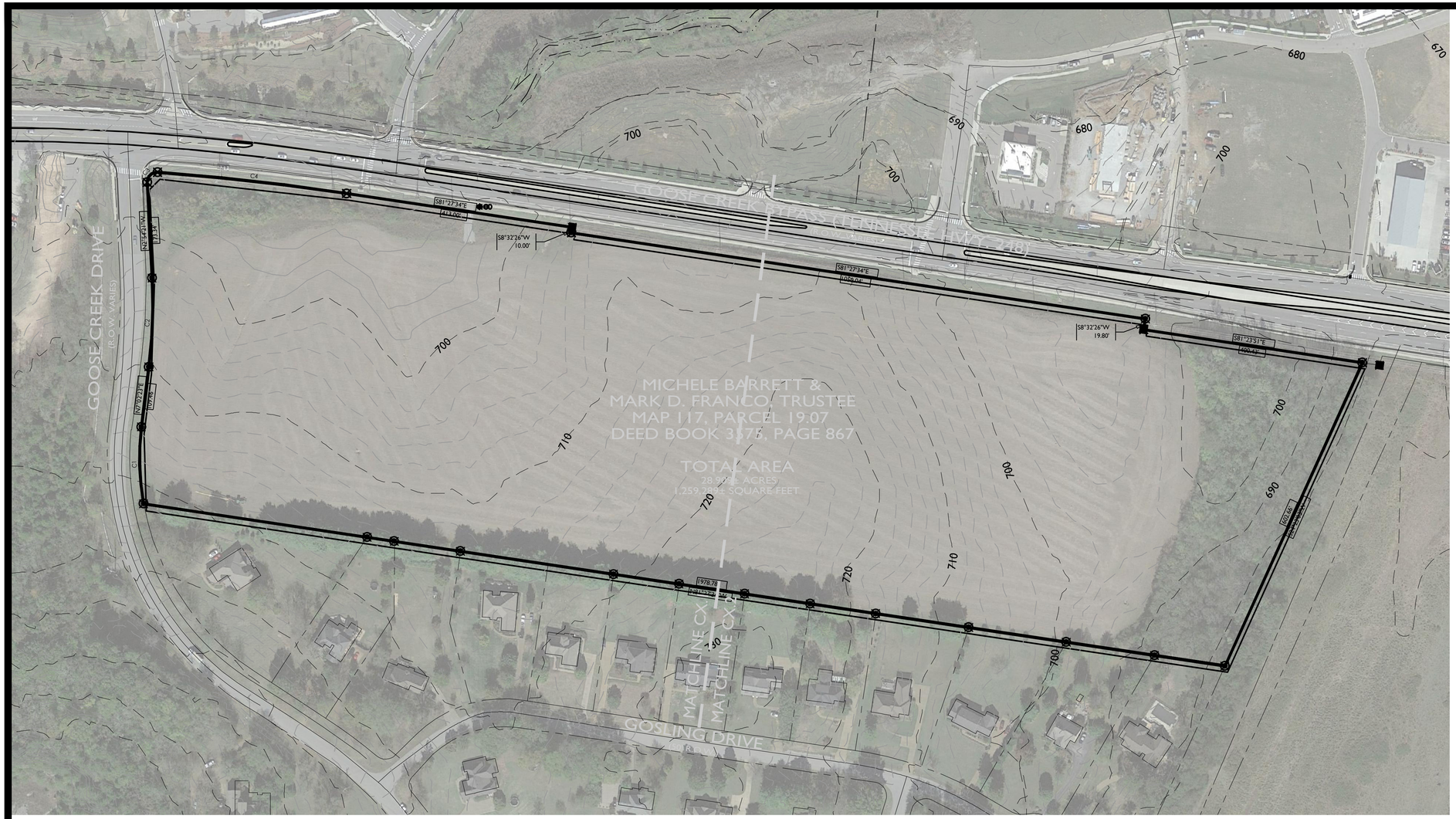
SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: 03.08.2021
RESUBMITTAL: 04.01.2021
ONE STOP:
COF #:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BARRETT PROPERTY-GOOSE CREEK BYPASS
REZONING PACKET
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7490

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
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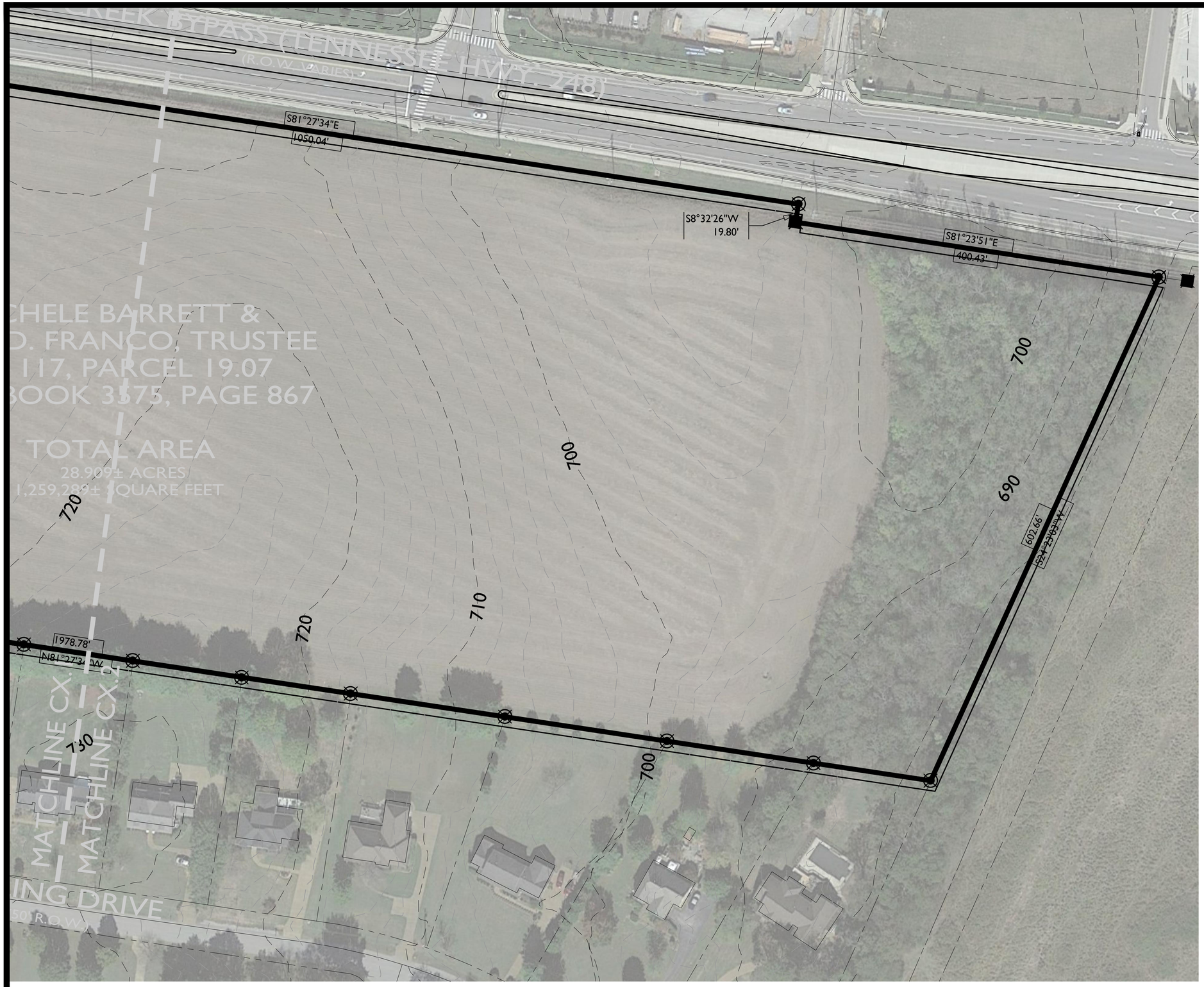
Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF # 7490



GDC
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BARRETT PROPERTY-GOOSE CREEK BYPASS
REZONING PACKET
Franklin, Williamson County, Tennessee

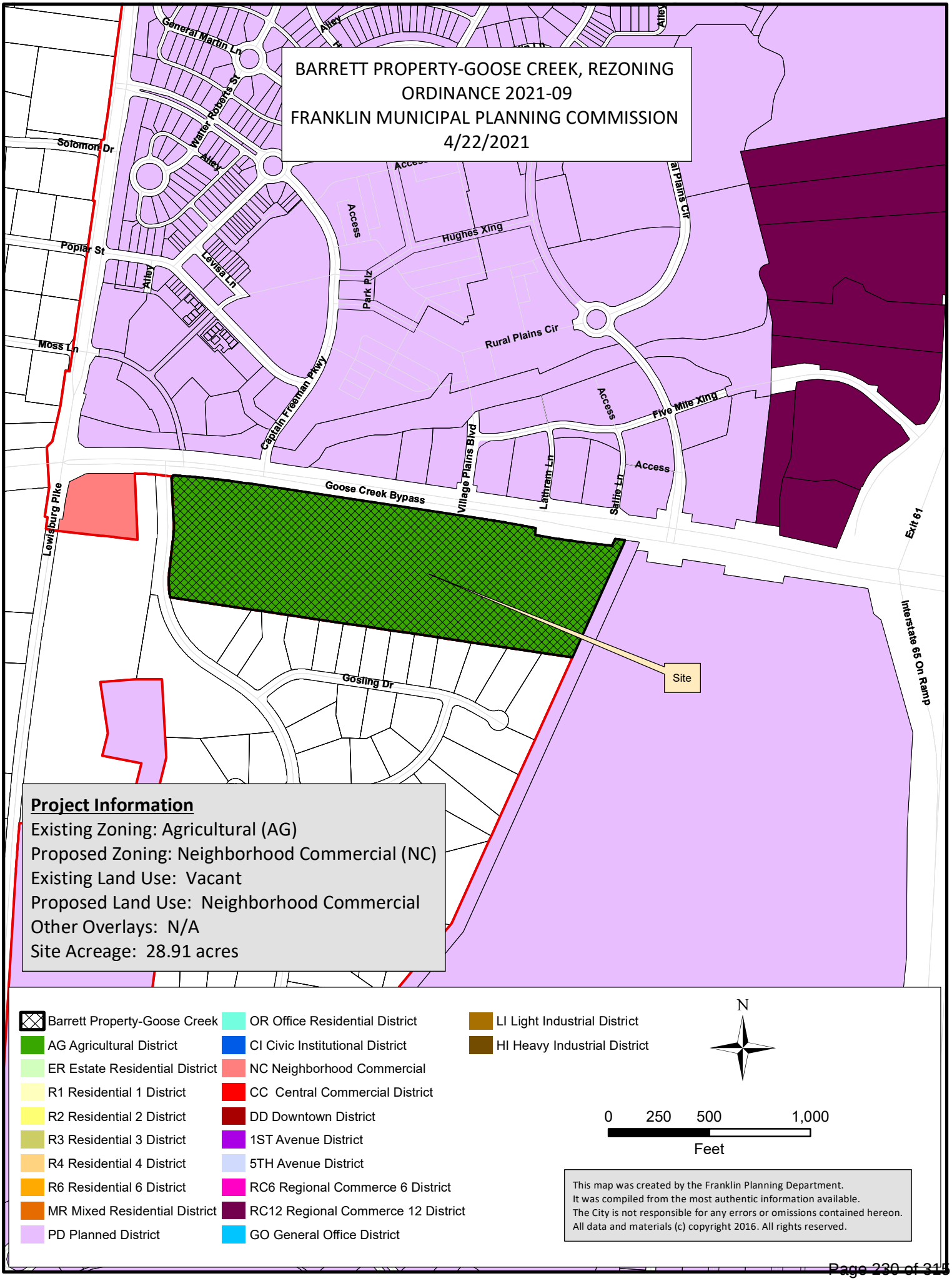
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF # 7490


BARRETT PROPERTY-GOOSE CREEK, REZONING
ORDINANCE 2021-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/22/2021
General Martin Ln
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Captain Freeman Pkwy
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Lathram Ln
Sallie Ln
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Gosling Dr
Site
Exit 61
Interstate 65 On Ramp
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Proposed Zoning: Neighborhood Commercial (NC)
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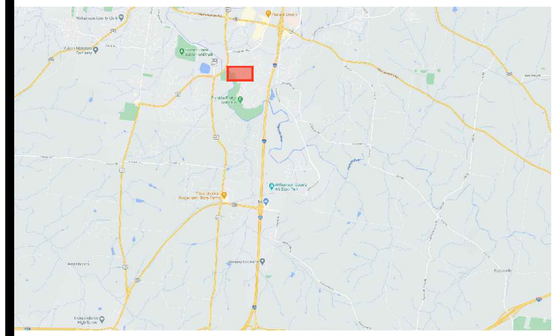
BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

EXISTING ZONING: AG (AGRICULTURE DISTRICT)
PROPOSED ZONING: NC (NEIGHBORHOOD COMMERCIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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1973 NEW HWY 96 WEST
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STATEMENT OF IMPACTS

STREET NETWORK (MAJOR THOROUGHFARE PLAN)
PROJECTED IMPACT: N/A

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY H.B.&T.S. UTILITY DISTRICT
PROJECTED WATER DEMAND: N/A

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3.8 MILES - WINSTEAD HILL PARK

STUDENT POPULATION
PROJECTED STUDENTS: N/A

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

SITE DATA CHART

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PROJECT NUMBER:	7490
ADDRESS:	GOOSE CREEK BYPASS FRANKLIN, TN 8TH CIVIL DISTRICT
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ZONING OVERLAY(S):	N/A
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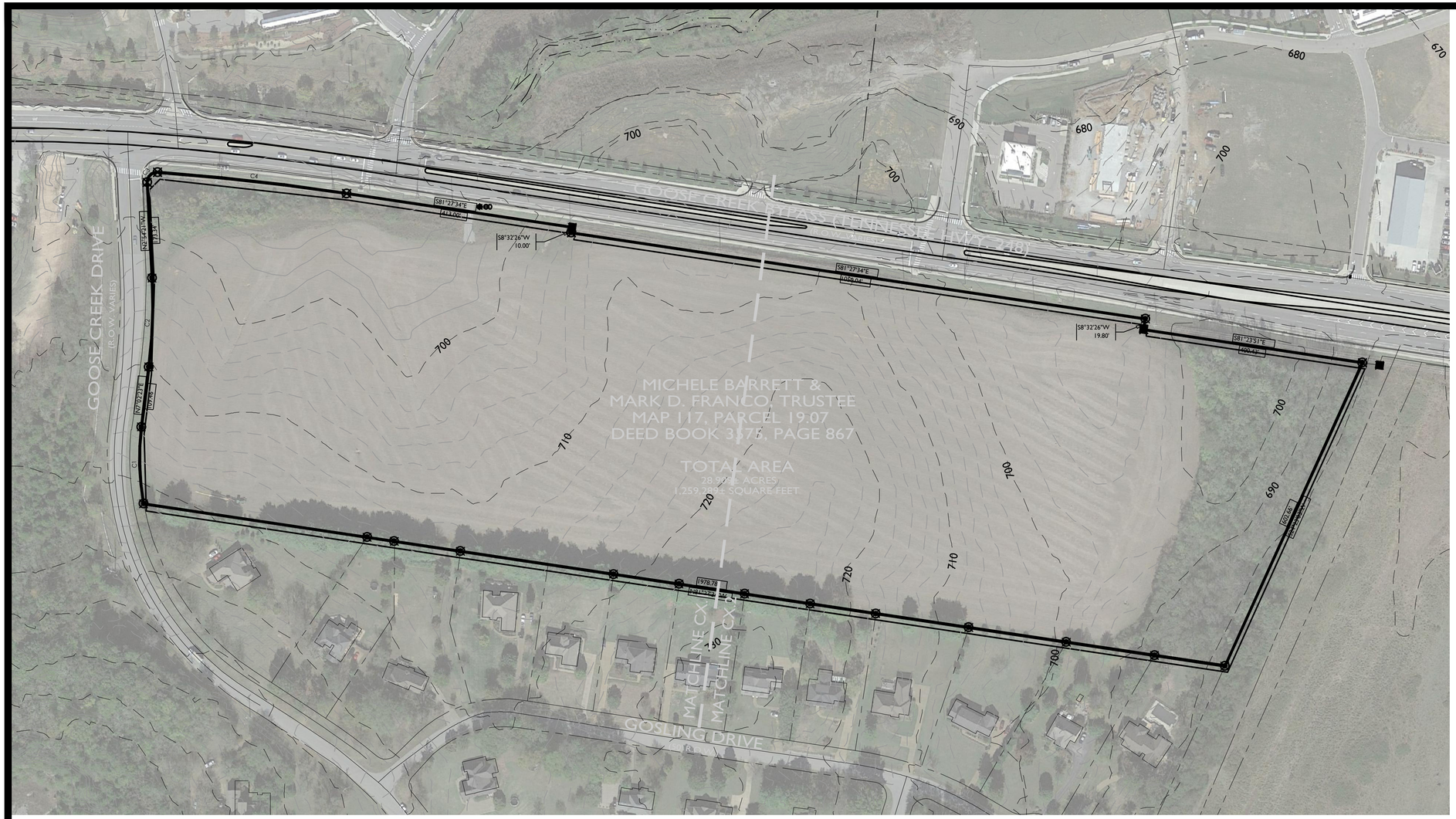
DRAKE A. REEDER REGISTERED TENNESSEE No. LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: 03.08.2021
RESUBMITTAL: 04.01.2021
ONE STOP:
COF #:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COURTESY OF
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date

EXISTING
CONDITIONS

SHEET
C1.0

COF # 7490

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BARRETT PROPERTY-GOOSE CREEK BYPASS

REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

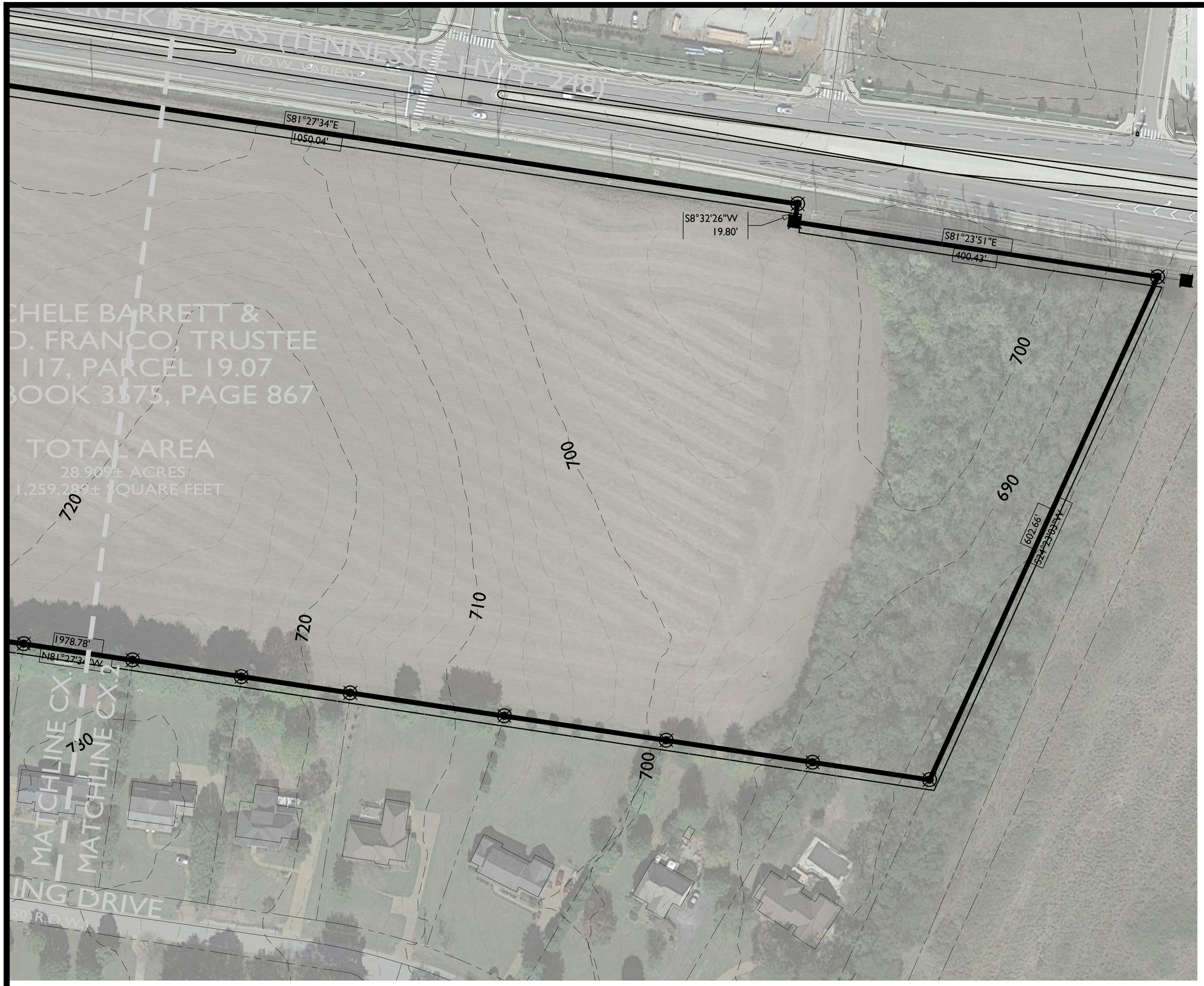
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.1

COF # 7490



CHELE BARRETT &
D. FRANCO, TRUSTEE
117, PARCEL 19.07
BOOK 3375, PAGE 867

TOTAL AREA
28.909± ACRES
1,259,289± SQUARE FEET

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BARRETT PROPERTY-GOOSE CREEK BYPASS
REZONING PACKET
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COUNTY
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.2

COF # 7490

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-02031

DATE: May 3, 2021

TO: Board of Mayor and Aldermen

FROM: Mayor Ken Moore

SUBJECT:

Discussion Of County Wide Growth Plan Update.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the proposed process for the update of the Williamson County Growth Plan

BACKGROUND/STAFF COMMENTS:

The current Williamson County Growth Plan was adopted in April 2001. Through the Growth Plan, Urban Growth Boundaries (UGB's) are established around each of the County's six municipalities. The development of Growth Plans in the State of Tennessee is governed by Public Chapter 1101 of the Tennessee Code. There have been significant changes to Public Chapter 1101 in recent years including modifications to the process for annexation of property in Tennessee. Last year, Williamson County updated and adopted a new Comprehensive Land Use Plan. One of the primary recommendations of the plan was the creation of a regional growth management plan in collaboration with the cities in Williamson County. This effort along with the many changes that have occurred in the community over the past 20 years are driving the effort to update the Williamson County Growth Plan. Attached is a memorandum from County Planning Director Mike Matteson and County Attorney for Planning and Environment Kristi Ransom regarding the Growth Plan Update process. The exact timing and strategies for community/public engagement (including engaging elected officials/boards) is still to be developed. The Growth Plan effort will also be supported by Planning professionals representing the County and the municipalities, technical advisors representing the County, the cities, and utilities, and a consultant team to help facilitate the process.

While the Growth Plan Coordinating Committee will not be formally convened for some time (early 2022). It has been requested by the County that members of the Coordinating Committee be identified now. Based on Public Chapter 1101, the City of Franklin has four members on the 16-member Growth Plan Coordinating Committee:

1. Mayor Moore or the Mayor's Designee (The Mayor of each city within the county is represented on the Committee.)
2. One member appointed by the governing body representing the municipally-owned utility with the largest number of customers (Franklin's Water Management utility has a total of 44,215

customers between water, sewer and reclaimed water customers and is the largest municipally owner utility in the County), and
3. Two members appointed by Mayor Moore (the mayor of the largest municipality in the County) representing "environmental, construction, and homeowner interest." (The County Mayor also appoints two members with this same guidance.)

Mayor Moore will serve at the Mayoral representative for Franklin. Mayor Moore is recommending the appointment of City Administrator Eric Stuckey to BOMA to represent the Franklin water Management utility. This will require a vote by BOMA. Mayor Moore has also decided to appoint Alderman John Schroer and Franklin Municipal Planning Commission Chair Roger Lindsey to the two appointees representing "environmental, construction, and homeowner interest."

FINANCIAL IMPACT:

There is not a direct, immediate impact to the City of Franklin for initiating the Growth Plan Update with Williamson County and the other municipalities in Williamson County.

RECOMMENDATION:

It is recommended that the City of Franklin engage in the Growth Plan Update process and that the Board of Mayor and Aldermen act to appoint a representative of the Franklin Water Management Utility to the Growth Plan Coordinating Committee.

Rogers C. Anderson
Williamson County Mayor

Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

MEMORANDUM

TO: Rogers C. Anderson, County Mayor
FROM: Mike Matteson, Planning Director MM
Kristi Ransom, County Attorney for Planning & Environment KR
DATE: February 11, 2021
SUBJECT: Growth Plan Update – Proposed Process & Public Chapter 1101 Requirements

As a follow up to yesterday's meeting with the Mayors and officials from the various jurisdictions in Williamson County regarding an update to the Williamson County Growth Plan (Growth Plan), you have asked us to compile additional information for dissemination to the group. Specifically, you have asked us to outline a proposed process for this effort for the group's consideration and to summarize the specific statutory requirements for officially amending a Growth Plan.

BACKGROUND

Williamson County's existing Growth Plan, which was developed pursuant to the requirements of Public Chapter 1101, was adopted in April of 2001. The Growth Plan established Urban Growth Boundaries (UGB's) around each of the six Municipalities, as well as four Planned Growth Areas within the County. These growth boundaries have not been altered since their adoption in 2001.

One of the chief recommendations of the County's recently adopted Comprehensive Land Use Plan (Comp Plan) is the creation of a regional growth management plan in collaboration with the municipalities in order to guide land use decisions in a way that is beneficial to all jurisdictions.

UPDATING THE WILLIAMSON COUNTY GROWTH PLAN

Due to the age of the Williamson County Growth Plan, the significant changes in the community that have occurred since its adoption, and the need for coordinated planning, it is envisioned that an updated Growth Plan will serve as the best vehicle for creating the regional growth management plan called for in the County Comp Plan. It is also envisioned that the updated Growth Plan will go beyond simply revisiting the boundaries of the UGB's, PGA's and Rural Areas. Instead, it would be more beneficial for the updated Growth Plan to also include policies, recommendations and strategies focusing on common goals and actions on critical issues that require coordination between the Municipalities and the County.

PROPOSED/POTENTIAL PROCESS

The following is a proposed/potential process for further consideration by the various jurisdictions.

General

The Tennessee Code Annotated (TCA) prescribes the procedures that must be followed when amending a Growth Plan. Those procedures will be outlined in detail later in this memorandum. Among other things, these statutory procedures involve forming a Coordinating Committee, which is responsible for considering an amendment to the Growth Plan and providing a recommendation to the County Commission and the governing bodies of the Municipalities. It is important to note that the Coordinating Committee only has six (6) months from its first meeting to submit its recommendation.

Because of the added complexity associated with this amendment, and the time restrictions of the Coordinating Committee, it will be important to do the lion's share of work, including developing a draft plan, prior to the Coordinating Committee *formally* convening on the amended Growth Plan.

Several different groups of stakeholders and interests will play an instrumental role in the development of this plan. Those entities are as follows:

- **Coordinating Committee** – This is the committee that the State law charges with considering an amendment to the Growth Plan and formally recommending such amendment to the legislative bodies of the jurisdictions involved. However, it will be important for the Coordinating Committee to be involved in the development of the Growth Plan from the beginning – well before they are officially convened to assume their statutory role. Therefore, prior to the Coordinating Committee officially convening, this committee should serve in an advisory committee capacity, much like the role an advisory committee typically plays in a Comprehensive Plan or Small Area Plan. Ideally, the Coordinating Committee will have already agreed on a draft plan prior to its formal establishment, so that once the Coordinating Committee is officially convened, the official Growth Plan Amendment process can take place smoothly and within the timeframe allotted by the statute.

- **Planning Professionals Committee** – We envision that the professional planning staff from each of the jurisdictions would play a very key role in the development of the plan. They would coordinate technical efforts of their respective jurisdiction and communicate throughout the process with their elected/appointed officials and other decision-makers to obtain buy-in. Additionally, it is envisioned that this committee would meet as a group at key stages of the process.

- **Technical Advisors** – It will be important to assemble a group of advisors to lend technical expertise to this effort. Those advisors should include staff members from various city and county departments, private utility representatives, and others.

- **Consultant** – We believe the process could benefit from the assistance of a consultant, who could serve in the role of "facilitator" and could help consolidate the individual efforts of the various jurisdictions into an overall Growth Plan. We have identified Greg Dale, with McBride Dale Clarion, as a great candidate for this role given his experience in such regional planning efforts in other parts of the country as well as his familiarity with our community.

Key Steps and Potential Timeline - It should be noted that although the proposed process is organized numerically, several of the steps can be conducted concurrently. The timeframes given below are, in many cases, very rough estimates and should be viewed as flexible at this early stage:

1. **Determine Composition of Coordinating Committee and Technical Advisory Committee – February/March 2021**
   This step would entail the County and the Municipalities identifying specific members of the Coordinating Committee (based upon the criteria outlined in the Statute) as well as members of the Technical Advisory Committee.

2. **Meeting With Key Players – March 2021**
   This meeting would include the mayors, key staff members from each jurisdiction, and the Coordinating Committee and would serve as the official "kickoff" of the process. The purpose of this meeting is to discuss the process, any potential ground rules, and desired outcomes to ensure that everyone is "on the same page" at this important stage.

3. **Determine Level of Necessary Technical Data and Analysis – March 2021**
   A significant amount of technical data and analysis will be necessary in order to make informed decisions. This data and analysis would include such things as population projections, identification of constraints to development, land capacity analysis, roadway improvement needs, etc. This stage would involve identifying the technical data and other information that will need to be prepared, as well as to determine whether any outside assistance will be necessary to provide it.

4. **Plan Upcoming Symposium for Summer of 2021 – March through June 2021**
   As discussed at the meeting yesterday, we plan to hold a regional growth management "symposium" which will allow Coordinating Committee members, elected and appointed officials and other stakeholders to gain valuable insight into successes and failures from other communities.

5. **Conduct Background Research, Data Gathering and Analysis – March through May 2021**
   During this stage, the County and each Municipality will conduct background research and gather data (as identified in #3 above) necessary to make informed decisions on an updated Growth Plan. While each municipality may utilize different methods for performing the research and obtaining the data, the end product should be uniform and collectively determined ahead of time.

6. **Hold Symposium – July 2021**

7. **Public Meetings to Gather Citizen Input – August 2021**
   We believe that the process should include a public engagement element where each jurisdiction would hold at least one public meeting designed to solicit input from citizens. Public hearings are also a requirement of State law.

8. **Series of Meetings to Develop Draft Plan – September through December 2021**
   By this time, the Coordinating Committee (which, again, will be serving in an advisory role at this point) will have met on a couple of occasions (steps 2 and 6 above) and therefore should have a solid understanding of the process and general issues to be addressed in the Plan. This stage would involve a series of Advisory Committee meetings to discuss technical data findings, citizen input, and ultimately to develop a rough draft of a plan. The Planning Professionals Committee and the consultant will provide guidance and specific recommendations during these meetings.

9. **Officially Convene the Coordinating Committee – January 2022**
   At this point, the Coordinating Committee would be officially convened (although members would have the benefit of being involved with the steps listed above) and would follow the required procedure as outlined below.

In addition to the broader planning effort described above, there are minimum steps that must be taken according to State law, in order to effectuate an amendment to the County Growth Plan. Following is a description of those steps.

Growth Plan Amendment Process

Amending an approved Growth Plan involves an almost identical process as in the original adoption of the Growth Plan, except the timeframe within which the procedure is followed for adopting an amendment is limited. Following is how an amendment is initiated and the procedural requirements associated with such an amendment.

Amendment Initiation
After the initial Growth Plan is in effect for three (3) years, the Growth Plan may be amended as often as deemed necessary. The Mayor of any municipality in the County or the County Mayor may propose an amendment to the Growth Plan by filing notice with the County Mayor and with

the Mayor of each municipality in the County. This is the official "trigger" of the amendment process.

Notice of Amendment Received – Formation of Coordinating Committee
Once an effective notice is received by the County Mayor, then the County Mayor shall have ***only sixty (60) days*** to reconvene or reestablish the coordinating committee. *Tenn. Code Ann. Section 6-58-104 (d)(1).*

Process of Considering Amendment

Burden
The burden of proving the reasonableness and necessity of the proposed amendment shall be upon the party proposing the change. *Tenn. Code Ann. Section 6-58-104(d)(1).*

Timeline
The Coordinating Committee shall have ***only six (6) months from its first meeting on the proposed amendment(s)*** to submit its recommendation either for or against the amendment to the County legislative body and to the governing body of each municipality within the County for their approval or disapproval. However, prior to finalizing its recommendation, the Coordinating Committee shall conduct at least two (2) public hearings, where the County is required to provide fifteen (15) days advance notice of these public hearings by publication in a newspaper of general circulation throughout the County. *Tenn. Code Ann. Section 6-58-104(d)(1).*

Ratification or Rejection of Amendment
The County legislative body and the governing body of each municipality will then have ***one hundred twenty (120) days after receiving the recommendation*** from the Coordinating Committee to either ratify or reject the recommendation. If there is no action within the one hundred twenty (120) days, the recommendation will be deemed ratified by that body failing to act within the required timeframe. *Tenn. Code Ann. Section 6-58-104(a)(1).*

If the County legislative body or any of the municipal governing bodies reject the recommendation from the Coordinating Committee, notice of the rejection and the reasons therefore must be transmitted to the Coordinating Committee for the Coordinating Committee to reconsider its action in light of those reasons submitted for rejection and in accordance with the criteria that must be considered per Tennessee Code Annotated Section 6-58-104(a)(5). There is the opportunity for review and reconsideration by the Coordinating Committee and then the County legislative body and municipal governing bodies again. If that process is unsuccessful, then the County or any municipality may declare an impasse and the Secretary of State's dispute resolution process may be invoked. *Tenn. Code Ann. Section 6-58-104(b) and -104(c).*

Following Ratification
Once approved by the County Commission and the legislative bodies of each municipality, the amended Growth Plan is transmitted to the Local Government Planning Advisory Committee (LGPAC) for consideration and ratification. Once approved by the LGPAC, the Growth Plan is recorded in the Register of Deeds office as the controlling Growth Plan and all planning and

zoning actions taken thereafter by the County and municipalities are required to be consistent with the Growth Plan.

Duties of a Municipality or County *Prior to Presenting an Amendment*

Prior to presenting a proposed amendment to the Growth Plan to the Coordinating Committee, the Tennessee Code requires a municipality and/or the County to undertake, at a minimum, the steps outlined below. However, as described later in this Memorandum, additional requirements or considerations can and should be recommended and agreed upon by all municipalities in order to have a more comprehensive outcome.

Municipality-Urban Growth Boundary
-***Prior to*** officially proposing the official amendments to urban growth boundary lines to the Coordinating Committee, the municipalities must have performed the following:

1. Conduct at least two (2) public hearings. Notice of the time, place and purpose of the public hearing shall be published in a newspaper of general circulation in the municipality not less than fifteen (15) days before each hearing;
2. Develop and report population growth projections;
3. Determine and report the current costs and the projected costs of core infrastructure, urban services, public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services, and facilities throughout the territory under consideration for inclusion within the urban growth boundaries;
4. Determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs;
5. Examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries; and
6. Examine and report on the likely long-term effect of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code. Ann. Section 6-58-106.

The urban growth boundaries of a municipality *shall*:

1. Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected for the next twenty (20) years;
2. Identify territory that is contiguous to the existing boundaries of the municipality;
3. Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns, and topographical characteristics (professional planning, engineering, and/or economic studies may also be considered);
4. Identify territory in which the municipality is better able and prepared than other

municipalities to efficiently and effectively provide urban services;

5. Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

County-Planned Growth Area

-Prior to officially proposing the official planned growth area lines to the Growth Plan Coordinating Committee, the County must have performed the following:

1. Conduct at least two (2) public hearings. Notice of the time, place and purpose of the public hearing shall be published in a newspaper of general circulation in the county not less than fifteen (15) days before each hearing;
2. Develop and report population growth projections;
3. Determine and report the projected costs of providing urban type core infrastructure, urban services and public facilities throughout the territory under consideration for inclusion within the planned growth area as well as the feasibility of recouping such costs by imposition of fees or taxes within the planned growth area;
4. Determine and report on the need for additional land suitable for high density industrial, commercial and residential development, after taking into account all areas within the current boundaries of municipalities that can be used, reused or redeveloped to meet such needs;
5. Determine and report on the likelihood that the territory under consideration for inclusion within the planned growth area will eventually incorporate as a new municipality or be annexed.
6. Examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the planned growth area; and
7. Examine and report on the likely long-term effect of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

The planned growth area of a county *shall*:

1. Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected for the next twenty (20) years;
2. Identify territory that is not within the existing boundaries of any municipality;
3. Identify territory that a reasonable and prudent person would project as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns, and topographical characteristics (professional planning, engineering, and/or economic studies may also be considered);
4. Identify territory that is not contained within urban growth boundaries; and
5. Reflect the county's duty to manage natural resources and to manage and control

urban growth, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

County-Rural Area

-Prior to officially proposing the rural area lines to the Growth Plan Coordinating Committee, the County must have performed the following:

1. Conduct at least two (2) public hearings. Notice of the time, place and purpose of the public hearing shall be published in a newspaper of general circulation in the county not less than fifteen (15) days before each hearing;
2. Identify territory that is not within urban growth boundaries;
3. Identify territory that is not within a planned growth area;
4. Identify territory that, over the next twenty (20) years, is to be preserved as agricultural lands, forests recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development; and
5. Reflect the county's duty to manage growth and natural resources in a manner which reasonably minimizes detrimental impact to agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

Membership of the Coordinating Committee

Tennessee Code Annotated Section 6-58-104(a)(1) prescribes the required membership of the Growth Plan Coordinating Committee:

County Mayor or designee – A designee appointed by the County Mayor must be confirmed by the county legislative body (designee maybe a member of the county legislative body, but still subject to the same confirmation).

Mayor of each municipality or the mayor's designee – A designee appointed by the Mayor must confirmed by the municipal governing body.

One (1) member appointed by the governing board of the **municipally-owned utility system** serving the largest number of customers in the county.

One (1) member appointed by the governing board of the **utility system, not municipally** owned, serving the largest number of customers in the county.

One (1) member appointed by the board of directors of the county's **local soil conservation district.**

One (1) member appointed by the board of the **local education agency** having the largest student enrollment in the county.

One (1) member appointed by the **largest chamber of commerce**, to be appointed after consultation with any other chambers in the county.

Two (2) members appointed by the **County Mayor** to assure broad representation of environmental, construction and homeowner interests.

And

Two (2) members appointed by the **Mayor of the largest municipality** to assure broad representation of environmental, construction and homeowner interest.

Clarifications of Coordinating Committee Membership

The Office of the Tennessee Attorney General has issued a number of opinions related to membership on the Growth Plan Coordinating Committee clarifying questions related to qualifications and the authority of the Committee.

A coordinating committee member is not required to be a citizen of the county, except where citizenship is a requisite to the office that member otherwise holds – i.e. elected officials/public office holder. *Tenn. Atty. Gen. Op. No. 11-77, Nov. 14, 2011.*

The coordinating committee itself has no authority to reject members appointed in accordance with the Tennessee Code. *Tenn. Atty. Gen. Op. No. 11-77, Nov. 14, 2011.*

No county legislative body or municipal governing body has any authority to reject any appointments to the coordinating committee, except where a mayor's designee must be confirmed. *Tenn. Atty. Gen. Op. No. 11-77, Nov. 14, 2011.*

"Municipally owned utility system" serving the largest number of customers in the county means any municipally owned utility system serving the largest number of customers in the county, whether or not the owning municipality is located in that county. *Tenn. Atty. Gen. Op. No. 98-149, Aug. 12, 1998.*

Number of customers is calculated by names on the bill, not by the number of meters or properties served, so if an account is jointly named, both of those named on the account would be counted as customers. *Tenn. Atty. Gen. Op. No. 98-149, Aug. 12, 1998.*

What is a "utility system, not municipally owned"? Utilizing the definition of a public utility found in Tennessee Code Annotated, Section 65-4-101(a), the Tennessee Attorney General opined that this type of utility would include privately owned common carriers, traction companies, and interurban railways, and any privately owned company that operates express, gas, electric, light, heat, power, water, telephone, telegraph, telecommunications services, or any other like system, plant or equipment, which may also include any privately owned company offering telephone, cable television, gas or garbage removal services as well, if operating under

privilege, franchises, licenses or agreements granted by the State or any political subdivision of the State, and also includes electrical cooperatives. *Tenn. Atty. Gen. Op. No. 98-149, Aug. 12, 1998.*

We hope this information is helpful. We will be happy to answer any questions that the group may have. Questions may be directed to:

Mike Matteson – (615) 790-5725 – michael.matteson@williamsoncounty-tn.gov

Kristi Ransom – (615) 224-8084 – kristi@kristiransomlaw.com

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01976

DATE: April 14, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Director of BNS
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of Resolution 2021-88, A Resolution Declaring That The City Will Adopt The Second Year Annual Action Plan For Community Development Block Grant Funding For The City Of Franklin, Tennessee.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the adoption of the second year Annual Action Plan for the Community Development Block Grant funding for the City of Franklin.

BACKGROUND/STAFF COMMENTS:

The Annual Action Plan reflects the conditions under which the City has met the requirements of the plan and reflects how the City shall disburse the Community Development Block Grant (CDBG) funds for the fiscal year 2021-2022. The City received a letter from Principal Deputy Assistant Secretary James Jemison, II informing us that the City has been allocated $373,744 for Fiscal Year 2021.

FINANCIAL IMPACT:

The funding for this grant comes the United States Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) allocation.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution No 2021-88.

RESOLUTION 2021-88

A RESOLUTION ADOPTING THE SECOND YEAR ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, as part of the City of Franklin's agreement to be an Entitlement City, the Housing and Urban Development (HUD) Office requires the City complete an Annual Action Plan regarding the disbursement of grant funds that are awarded to the City of Franklin; and

WHEREAS, the Annual Action Plan reflects the conditions under which the City has met the requirements of the plan and reflects how the City shall disburse the Community Development Block Grant funds for the fiscal year 2021-2022. The City received a letter from Principal Deputy Assistant Secretary James Jemison, II, informing us that the City has been allocated $373,744.00 for Fiscal Year 2021; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to identify these conditions and the policies and procedures that govern the Community Development Block Grant awards; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt the Annual Action Plan in order to meet the Congressional Intent that requires Entitlement City grantees to expend their funds in a manner that effectively meets local needs but primarily serves low-income residents.

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

Section 1. The 2021-2022 Annual Action Plan, attached as Exhibit A hereto, is adopted.

Section 2. The Housing Development Coordinator of the City shall be responsible for the administration and enforcement of the Annual Action Plan and the Five-Year Consolidated Plan hereby adopted.

Section 3. Changes or revisions to the Plans hereby adopted shall be made only by resolution of the Board of Mayor and Aldermen of the City of Franklin.

Adopted this _____ day of _____, 2021

ATTEST:

BY:_____
Eric S. Stuckey, City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

BY:_____
Dr. Ken Moore, Mayor

APPROVED AS TO FORM:

BY:_____
William E. Squires, Assistant City Attorney

Law Dept. approved 04.22.21

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The years 2020 and 2021 have created some difficult challenges in meeting the outline of the City's five-year plan; however, we have been extremely active in working within our community during this COVID crisis. The City received two rounds of CARES Act funds and worked diligently to prevent, prepare for and respond to the coronavirus within our community.

The five-year Consolidated Plan serves as the guiding document for the City of Franklin's Community Development Block Grant (CDBG) Program. This Annual Action Plan represents the second year of our 2020-2025 Consolidated Plan that was submitted and approved by the Department of Housing & Urban Development. The plan is a requirement of the U.S. Department of Housing & Urban Development. Per the HUD letter of February 25, 2021, the City is allocated $373,744 for the 2021-2022 Program Year. This plan describes our community needs and determines the best way to leverage the funds to assist with meeting our goals and priorities that have been identified in our Consolidated Plan. The City of Franklin will use these funds toward assisting our low to moderate income residents.

2. Summarize the objectives and outcomes identified in the Plan

The City of Franklin continues to support the development of strong communities that include our low to moderate income citizens. Per the US Census Data, the City of Franklin is one of the fastest growing cities in the nation. The City will work toward a vision of keeping our city diverse and work with our residents to:

1. Create and make available affordable housing. 2. Fund public facilities projects. 3. Educate our community regarding Fair Housing. 4. Create and maintain public facilities.

3. Evaluation of past performance

The City continues to partner with the local community and the non-profits to further the objectives that are identified in the 5-year Consolidated Plan and the CAPER. We have had success with the construction of new homes that are sold to low-income residents and deed restricted in an effort to keep them affordable into the future.

4. Summary of Citizen Participation Process and consultation process

The City of Franklin continues to support a Housing Commission that is comprised of volunteers that meet the first Thursday of each month; this is an open/public meeting. We welcomed a new Chair and Vice Chair this year, John previously worked extensively with Habitat for Humanity and Pam owns her own marketing firm. We recently established sub committees that will focus on specific areas and activities. These include advocation, planning, communications and collaboration with the various agencies in the City. Additionally, they work to educate the general public, to build strong public/private partnerships and to further the housing goals related to the HUD programming as outlined in the City of Franklin's Consolidated Plan. The Housing Commission has used public forums to generate support of an incentive ordinance that waives fees for both for profit and non-profit entities that construct affordable homes within the City of Franklin.

5. Summary of public comments

No public comments or written responses were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A No responses were received.

7. Summary

The City continues to explore ideas to improve the housing options in the City of Franklin. We continue to persevere and work toward communicating the value of making sure affordable housing is a part of the landscape of the City of Franklin. We have had success with the construction of new homes that are sold to low-income residents and deed restricted in an effort to keep them affordable into the future.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FRANKLIN	Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The Building and Neighborhood Services (BNS) Department within the City of Franklin is the entity responsible for the development, implementation and the oversite of the City's Consolidated Plan and the update to the Annual Action Plan. This department is the public safety agency that seeks to enhance the quality of life for residents while keeping our economic engine running. Additionally, the BNS Department enforces regulations that govern new construction, existing housing and our historic districts. The City of Franklin is governed by a eight-person member Board of Mayor and Aldermen with the Mayor. The terms for the Aldermen and the Mayor are staggered over a four-year period.

Consolidated Plan Public Contact Information

The Housing Development Coordinator and CDBG liaison is in the Building & Neighborhood Services Department; she is available to answer questions related to the CDBG allocations and the funding process. We are located in City Hall, 109 3rd Avenue South, Franklin, TN. Our direct phone number is 615-794-7012. This information is also posted on the City's website.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

This 2021-2022 2nd Year Action Plan has been prepared by the Housing Development Coordinator staff person within the City of Franklin's Building & Neighborhood Services Department. The City encourages public input through public meetings, public notification on our website and with input from the Mayor appointed Housing Commission members. The City has an active communications team that utilizies various social media outlets to keep our community engaged and informed. Additionally, the Housing Commission interacts with the community through activities and outreach.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

During the preparation of this Consolidated Plan, the City of Franklin consults and welcomes comments and suggestions from the various agencies and community organizations. Additionally, the City has an open-door policy for residents that may have concerns.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Franklin consults with staff, community organizations and other agencies to ensure the needs of our most vulnerable citizens are addressed. Working with these partners we strive to minimize any detrimental impacts that the individuals may experience.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not directly receive ESG funds; however, we are actively involved in the Continuum of Care. Staff regularly attends Board meetings and communicates with the various housing leaders in both our community and other communities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Franklin Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-Education
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has an ongoing relationship with FHA, including phone conversations and at this time, zoom meetings when necessary. FHA also holds a seat on the City's Housing Commission.
2	**Agency/Group/Organization**	Community Housing Partnership
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Emergency Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Franklin has a standing, working relationship with Community Housing Partnership. We work closely with them on both creating and maintaining affordable housing within the City. Due to COVID our meetings are held via Zoom or phone conversations. A representative from CHP also sits on the City's Housing Commission.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Central Tennessee 503	The goals of the Strategic Plan coordinate with the goals of the COC for the region.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Comments received from the agencies were extremely helpful in identifying the needs of our community.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City reached out via our local newspaper, the City calendar, inviting reporters to sit in, working with the Housing Commission and reviewing future goals with staff.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	City Calendar	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The public meeting was held via zoom, with no participation.	None received.	No comments were received none not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Franklin is a CDBG entitlement city. It is not a HOME participating jurisdiction and it does not receive HOPWA funding. The City has been notified it will receive approximately 350k CDBG funding in the upcoming year. In addition, the City has been awarded CARES Act funding, which will be allocated to various non-profits and agencies that prepare for, prevent and respond to the Coronavirus.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	373,744	0	0	373,744	0	The City of Franklin will continue to use the majority of their CDBG funding to further create affordable housing for our low to moderate income citizens.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Board of Mayor and Aldermen has amended their Title 21 Municipal Code to create a new Chapter 7 authorizing incentives for the construction of low- and moderate-income housing within the City of Franklin, TN. This ordinance is specific to the following goals:

Aid in the creation of low- and moderate-income housing units.

Preserve the available, affordable housing stock within the City of Franklin

Encourage housing diversity throughout the City of Franklin

Reduce barriers for safe and decent housing for low- and moderate-income families

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will continue to review any public land that may be declared surplus and dedicated to the construction of affordable housing.

Discussion

The City continues to search for opportunities that support home ownership including working with our local Realtor Association. Moreover, our local Chamber of Commerce continues to be a voice at the Housing Commission and the Board of Mayor and Aldermen in support of affordable housing within the City of Franklin.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability and Affordability	2020	2025	Affordable Housing	City of Franklin Priority Area	Housing Affordability	CDBG: $98,995	Homeowner Housing Added: 2 Household Housing Unit
2	Public Facilities	2020	2025	Public Facilities	City of Franklin Priority Area	Housing Affordability	CDBG: $200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4 Households Assisted
3	Administration and Planning	2020	2025	Administration and Planning	City of Franklin Priority Area	Housing Affordability	CDBG: $74,749	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Affordability and Affordability
	Goal Description	The City will continue to expend CBDO funds on new home construction in partnership with the two non-profits that are established in the City of Franklin, Community Housing Partnership of Williamson County and Hard Bargain Association. As in the past the City will reach out to the Hard Bargain Association, a historic African American neighborhood where new homes are being constructed and sold for under below market value for low-to-moderate income individuals and families. Hard Bargain Association holds a 20-year deed restriction to every home they sell. The City and the Housing Commission continues to search for vacant land in neighborhoods and also opportunities that may be declared surplus allowing the City to partner with a certified CBDO toward building additional new, deed restricted, affordable homes. Recently the City declared a vacant lot surplus and it has been made available to Community Housing Partnership for the construction of a new, deed restricted affordable home.
2	**Goal Name**	Public Facilities
	Goal Description	The CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements. The City uses this activity to assist with infrastructure in our low to moderate income neighborhoods, including new construction.
3	**Goal Name**	Administration and Planning
	Goal Description	Per HUD § 570.206 Program administrative costs, the City does use 20% of the total grant award toward the administrative costs related to the planning and execution of community development activities assisted with our CDBG allocation. Additionally, the City has an active communications team that works with our Housing Development Coordinator to insure the community is well informed using various social media outlets. The City's Housing Development Coordinator is also the City's liaison within the community.

Projects

AP-35 Projects – 91.220(d)

Introduction

Affordable housing remains a priority for the City of Franklin, especially for our low to moderate income residents. The City of Franklin generally receives between 250 and 300k for CDBG activities. We strive to leverage our funds with the non-profits that serve the City of Franklin.

Projects

#	Project Name

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Franklin anticipates receiving about 350k each year of this five-year Consolidated Plan period. We foresee using the same structure of funding for this each of the five years. The City of Franklin's CDBG allocation for the 2021-2022 program year is $373,744.00. As HUD requires, the City held a public meeting, via zoom, as well as, sharing the draft plan with the Housing Commission. The plan was also presented to the Mayor and Board of Aldermen for review and comments. The City continues to partner with non-profits in various ways to ensure allocation priorities are met after reviewing the public comments and needs identification. One new development within the City will include 217 new housing units; ten percent of these units will be affordable, as defined by HUD.

AP-38 Project Summary

Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City continues to focus on the low to moderate income neighborhoods with both emergency repair assistance and the construction of new affordable single-family homes. The City of Franklin and the Board of Mayor and Aldermen, continue to develop a multi-faceted incentive program designed to address the shortage of affordable housing in the community, concentrating on our infill neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
City of Franklin Priority Area	75
Hard Bargain Neighborhood	25

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Franklin's area median income has increased over the past decade. Despite this, many areas identified as low to moderate income have retained a preponderance of households with lower incomes. Neighborhoods such as Hard Bargain, Natchez, Cadet, Hill Estates, and Rolling Meadows have traditionally had a lower median income than other neighborhoods in the city. These neighborhoods are still of special significance as they are transitioning racially/ethnically and in income due to gentrification and an interest to live near the Historic City of Franklin area. There are still households within these communities that will benefit from CDBG activities and services.

Discussion

The City of Franklin is committed to creating a better lifestyle for all its citizens. When the City allocates its CDBG dollars, this commitment is concentrated on its low- and moderate-income residents.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Franklin continues to pursue avenues that may bring affordable housing to our residents. This includes allocating funds to the CBDO program, seeking out vacant land that may be declared either surplus or purchased at a reasonable cost allowing the City to partner with a non-profit to build an affordable, deed restricted home. We also work with our non-profits to assist existing homeowners with the repair, rehabilitation, or reconstruction of owner-occupied units of our low to moderate income residents. The City also passed Ordinance authorizing incentives for the construction of up to 8 single family homes that will support low- and moderate-income housing within the City of Franklin, TN.

The City allocated much of the CARES Act funds received to assist with homelessness, rental assistance, senior assistance and food support for children in 2020.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	2
Acquisition of Existing Units	1
Total	5

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Franklin has amended their Municipal Code to include Ordinance NO 2020-33 that will provide incentives to both non-profit and for-profit developers that develop affordable workforce housing within the City of Franklin, TN. This will include an appropriation from the City's general fund to be used one time to pay certain development fees that are associated with the construction of new affordable owner-occupied homes. These homes shall be levied with price controls that are defined and

published by the Department of Housing and Urban Development Income Limits.

AP-60 Public Housing – 91.220(h)

Introduction

The City continues to work in partnership with the Franklin Housing Authority. FHA assists low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. Additionally, Franklin Housing Authority provides affordable housing to families and individuals that are burdened with low to moderate incomes.

Actions planned during the next year to address the needs to public housing

The City continues to work in partnership and supports the Franklin Housing Authority as they assist low-income families by providing safe, decent, affordable housing and self-sufficiency opportunities. Additionally, Franklin Housing Authority provides affordable housing to families and individuals that are burdened with low to moderate incomes.

Additionally, the City of Franklin passed Ordinance #2020-186 that reflects the City's contribution to the construction of new affordable homes for the Franklin Housing Authority of up to $176,000.00 from the City's General Fund.

Currently there are 288 public housing units in Franklin, Tennessee, serving nearly 600 residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City approved an ordinance that encourages responsible growth and approved a Planned Unit Development to allow for the construction and development of 48 senior residence apartments and 12 attached residential homes. The majority of the units will have one bedroom. These units will be income-based. The plan is to build in home ownership with single family homes. The goal is to get public housing residents qualified to become homeowners. The city welcomes the opportunity to participate in the resident meetings.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Our PHA is in sound condition.

Discussion

The Franklin Housing Authority acts as the independent PHA in the City of Franklin; although they receive funding from the CDBG funds.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Franklin does not specifically address Homelessness; however, staff does address any calls or concerns that residents bring to our attention. We have an open line with the non-profits in our area that do serve the minimal homeless population.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to coordinate and work with local advocates and public service agencies to assist and meet the needs of homeless persons within the community. The City of Franklin continues to actively participate in the regional Continuum of Care. Additionally, Franklin allocated a portion of its CARES Act funds to assist with sheltering needs in the City of Franklin.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive direct funding for emergency shelter; however, they do support Bridges of Williamson County, Community Housing Partnership and Franklin Community Development. All of these non-profits support the homeless, as well as, offering transitional housing as it is available.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Franklin is not a direct recipient of HUD ESG or HOPWA funds. The City communicates with the local homeless advocates to address the needs of homeless persons. Moreover, a portion of staff are certified in the 2018 International Property Maintenance Code which addresses minimum safety and sanitation concerns.

We also work with Graceworks, a non-profit that offers support and referral services to families and individuals who have found themselves without permanent shelter.

The City of Franklin will continue to actively participate in the regional Continuum of Care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to coordinate and work with local advocates and public service agencies to address the needs of individuals and families in the community to avoid becoming homeless.

Discussion

The City is an active participant in the Continuum of Care and maintains membership in the Central Tennessee 503c.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Development costs in the City of Franklin and the lack of raw land has made it harder for developers to create affordable housing. However, the City will continue to explore opportunities to remove barriers to affordable housing in the community. With a rapidly rising local real estate market and an expanding need for employees it is becoming increasingly apparent the need for affordable housing is reaching a critical stage.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Franklin and its Housing Commission will move forward toward educating non-profit and for-profit developers about current tools available for the production of affordable housing. Additionally, the City will encourage for-profit and not-for-profit housing developers to consider partnering on the construction of new affordable housing opportunities.

Over the last several years the City has implemented several incentive options to offset some of the costs associated with the construction of new, affordable dwelling units. Most recently the City introduced a Resolution to approve payment of an incentive to our Public Housing Authority of up to 175k to help offset the cost of impact fees paid in conjunction with the construction of new, affordable dwelling units. The purpose of this incentive is to assist in the creation of housing that is deemed affordable to households whose annual income is 80% or less of the median household income for the Greater Nashville Davidson Murfreesboro and Franklin MSA.

Discussion:

Our Housing Commission is reviewing ways to further on-going education, awareness, and outreach especially among lower income households and minorities. We have partnered with the local Realtors Association to offer educational training relating to fair housing and diversity. We will participate in a housing fair later this year that will speak specifically to housing options that may be available as affordable.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Franklin is committed to addressing the needs identified in the Consolidated Plan: especially affordable housing, community development through rehabilitation and public works/facilities. For this program year, the City of Franklin will use available Community Development Block Grant funds to focus on affordable housing and addressing public facilities issues as needed especially related to affordable housing. We will continue to partner with non-profits in the caring of our low to moderate income families and continue our ongoing effort to build relations within the community that can lead to bringing non-federal resources to the table to help address underserved needs to our City.

Actions planned to address obstacles to meeting underserved needs

The City continues to explore a variety of strategies to address the needs of the community. Our focus remains on the preservation of affordable housing in Franklin, as well as, efforts to increase the quality of life for our LMI residents through safe and affordable homes. The City will participate in the African American Heritage Society's Juneteenth Celebration which will also act as a health fair this year. Included in this event will be representatives from Mercy Clinic, a dental clinic, Williamson Medical Center and the Williamson County Health Department. Additionally, onsite will be a team of mental health professionals available to assist in any way.

Actions planned to foster and maintain affordable housing

The City will continue its commitment to use CDBG funding to benefit low-and moderate income persons and households through activities and projects in the affordable housing funded category of the Action Plan (i.e. single family rehab; acquisition of properties by non-profits for rehab to benefit low to moderate income households) The City will continue to support projects that use low income tax credit financing and promote affordable and public housing projects. The City will continue fair housing activities of education, awareness, and outreach, especially among lower income households and minorities. We are in active discussions with a local developer to see how we may assist with the construction of affordable housing; especially trying to have them dedicate a small percentage of the lots to affordable homes.

Actions planned to reduce lead-based paint hazards

The City will continue to monitor any renovation that may have lead-based paint hazards. The Housing Development Coordinator has successfully completed the U.S. Department of Housing and Urban Development, Office of Healthy homes and Lead Hazard Control, Visual Assessment Course. Additionally, with any rehabilitation effort conducted by the city, identified CBDOs or other subrecipients, lead-safe work practices will be implemented as necessary. The City of Franklin will also continue to educate its residents on the hazards of lead-based paint. Instances of lead-based paint

poisoning and elevated blood levels in children will receive priority under the Consolidated Plan and any programs that may be funded. The City also has the EPA Lead-Safe Certified Guide To Renovate Right available in our office.

Actions planned to reduce the number of poverty-level families

The City continues to allocate all of its CDBG funds to non-profits that support our low-to-moderate income residents. Additionally, this year, the City allocated all of its CARES Act funds to non-profits that worked to prevent, prepare for and respond to the Coronavirus. These agencies helped with rent relief, assisted children and families in food deserts and low-to-moderate income seniors. Additionally, the City, through its General Fund, has funding agreements with various non-profits that benefit the general welfare of the residents.

Actions planned to develop institutional structure

The City of Franklin's Board of Mayor and Aldermen recognize the value of a diverse and thriving community and support the efforts of the local agencies, community groups and non-profits that provide assistance to the community. The City works closely with the Franklin Housing Authority on several projects to address housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has a strong relationship with our local PHA; including support from our Board of Mayor and Aldermen.

Discussion:

The City continues to support our low to moderate income residents through our emergency rehab program, neighborhood cleanups and keeping open dialog with the community. Furthermore, the Housing Commission has created sub-committees that address specific issues in the community, including advocacy, collaboration, planning and policy and communication.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City of Franklin does not anticipate any CDBG Program Income is during 2020-2025 Consolidated Plan period.

The City of Franklin strives to award the annual funds received from the CDBG program in the same year they are received. The City does not have a Section 108 loan, nor does it have float-funded activities or funds from urban renewal settlements.

City of Franklin

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

File #: 21-01977

DATE: April 15, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

Consideration Of Resolution 2021-92, A Resolution To Rescind Resolution Establishing Liberty Hills Pond As A Regional Stormwater Detention Facility.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

On August 25, 2020, the City of Franklin received a letter from Brandes B. Holcomb, the HOA's attorney, requesting the city to adhere to an August 9th, 2005 resolution and easement agreement. It should be noted that this is a private pond and currently has the following sign "NO SOLICITATION; LIBERTY HILLS HOA POND IS FOR LIBERTY HILLS RESIDENTS ONLY; CATCH AND RELEASE ONLY". Below is the history associated with this pond:

December 14, 2004 - The Board of Mayor and Aldermen (BOMA) approved an agreement with HFR, Inc. to survey the Liberty Hills pond in the amount of $9,000.

August 9, 2005 - BOMA approved an Agreement with Sullivan Engineering, Inc. to design improvements for the Liberty Hills pond in the amount of $36,250.

August 9, 2005 - BOMA approved a "Resolution Approving the Establishment of a Regional Stormwater Detention Facility".

August 9, 2005 - The Liberty Hills Homeowners Association and City of Franklin entered into an easement agreement that is recorded at Williamson County Registers of Deeds. This easement agreement grants the City access to make repairs, perform maintenance, and make drainage improvements to the existing pond. This easement agreement does not define the level of maintenance required by the City, but simply allows the City to access the property for emergency maintenance or as deemed appropriate by City Administration or the Board of Mayor and Aldermen.

August 13, 2006 - BOMA approved a construction agreement with Contracting Services, Inc. for improvements and dredging of the Liberty Hills pond in the amount of $195,195.00

November 19, 2015 - BOMA approved a Professional services Agreement (COF Contract No. 2015-0356), with Civil & Environmental Consultants, Inc. to evaluate potential solutions to address flooding and streambank erosion in the Royal Oaks Subdivision. The study area included the Liberty Hills HOA's private pond.

May 1, 2019 - City staff received the final Liberty Hills Feasibility Study from Civil & Environmental Consultants, Inc. Civil & Environmental Consultants, Inc. analyzed fifteen potential solutions to reduce flooding along Ralston Creek and around the Liberty Hills Pond. In most instances, a reduction in outflow from the pond resulted in an increase in the pond water elevation and an increase in outflow would result in increased flows downstream the pond. In addition, this study identified flood plain along Ralston Creek, causing the City to move forward with mapping the floodplain through FEMA. One potential solution evaluated included the removal of the existing outlet structure of the Liberty Hills Pond and replacing it with a 12'x10' reinforced concrete box culvert under Liberty Hills Drive. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. This alternative, when compared to the existing conditions would increase the outflow from the Liberty Hills pond while decreasing the pond water elevation. This alternative was not selected due to the fact that it would have increased downstream flow/erosion and the Liberty Hills HOA was not interested in the removal of the pond. In summary, after years of evaluation, staff concluded that this pond provided no regional benefit and was simply a private amenity to the HOA. Should the City desire to maintain the pond, the best option identified is to remove the pond, restore the pond back to its original state as a stream, establish a 60' riparian buffer and install a culvert that would not increase or decrease flow and flooding upstream and downstream of the pond.

City engineering staff met with the HOA on numerous occasions to discuss cost and problems associated with the existing pond. We continued to work with the HOA until they hired legal counsel to represent them. From that point forward, most of the communication has been through the City of Franklin's Law Department. It has been staff's opinion that that the easement agreement and resolution gives authority for the City to make repairs, provide for maintenance and make drainage improvements to the existing pond, but does not require us to maintain the pond to certain level. The HOA has been told on numerous occasions, that if they would like the City to preform a higher level of maintenance on the existing pond, we would need to seek approval from the BOMA and budget the improvements as directed by the BOMA. In addition, staff told the HOA we would not recommend approval of any types of Capital Improvements Project or ongoing maintenance agreement to a private pond that does not provide a regional benefit to the City of Franklin, TN.

FINANCIAL IMPACT:

No impact at this time.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-92.

RESOLUTION 2021-92

A RESOLUTION TO RESCIND A 2005 RESOLUTION ESTABLISHING A REGIONAL STORMWATER DETENTION FACILITY IN LIBERTY HILLS SUBDIVISION

WHEREAS, in December 2004 the Board of Mayor and Aldermen approved an agreement with HRF, Inc., to survey the Liberty Hills pond, and in August 2005 approved an agreement with Sullivan Engineering, Inc., to design improvements to the Liberty Hills pond; and

WHEREAS, on August 9, 2005, the City, through resolution of the Board of Mayor and Aldermen, found that the lake within the Liberty Hills Subdivision acted as a stormwater retention facility for the Liberty Hills Subdivision as well as a regional stormwater retention facility for a substantial portion of the drainage basin in which it is located (Exhibit A) ; and

WHEREAS, the resolution further authorized the City Administrator and Mayor to execute a stormwater facility maintenance and access easement agreement with Liberty Hills Subdivision, which was executed on August 5, 2005 (Exhibit B); and

WHEREAS, the easement agreement grants the City access to make repairs, perform maintenance, and make drainage improvements to the existing pond; however, the easement agreement does not define the level of maintenance required by the City, but simply allows the City to access the property for emergency maintenance or as deemed appropriate by City Administration or the Board of Mayor and Aldermen; and

WHEREAS, on August 13, 2006, the Board of Mayor and Aldermen approved a construction agreement with Contracting Services, Inc., for improvements and dredging of the Liberty Hills pond; and

WHEREAS, on November 19, 2015, the Board of Mayor and Aldermen approved a Professional Services Agreement with Civil & Environmental Consultants, Inc., to evaluate potential solutions to address flooding and streambank erosion in the Royal Oaks Subdivision, which included the Liberty Hills pond; and

WHEREAS, on May 1, 2019, City staff received the final Liberty Hills Feasibility Study from Civil & Environmental Consultants, Inc., and after review of the study City staff determined that the pond provides no regional benefit and is simply a private amenity to the Liberty Hills Subdivision HOA; and

WHEREAS, City staff believe that should the City desire to do any maintenance on the pond, the best option identified by Civil & Environmental Consultants, Inc., is to remove the pond, restore the pond back to its original state as a stream, establish a 60' riparian buffer, and install a culvert that would not increase or decrease flow and flooding upstream and downstream of the pond; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to rescind the 2005 resolution establishing a regional stormwater detention facility in Liberty Hills Subdivision and to do no further maintenance on the pond unless there are emergency circumstances.

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

Section 1. The 2005 resolution establishing a regional stormwater detention facility in Liberty Hills Subdivision is rescinded.

Section 2. City staff shall not provide future maintenance on the pond unless an emergency requires action by the City.

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

ATTEST:

By:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION APPROVING THE ESTABLISHMENT OF A REGIONAL STORMWATER DETENTION FACILITY IN LIBERTY HILLS SUBDIVISION.

WHEREAS, the Liberty Hills Subdivision property encompasses a lake that acts as a stormwater retention facility for the Liberty Hills Subdivision as well as a regional stormwater retention facility for a substantial portion of the drainage basin in which it is located (hereinafter "the retention pond");

WHEREAS, the retention pond serves as an important component of the Grantee's public, city-wide stormwater management system and the regular dredging, maintenance and repair of this regional retention pond is in the public interest; and

WHEREAS, the retention pond has been found by the Director of Engineering to be a functioning regional detention facility that may, in the future, need cleaning, construction, repair and on-going maintenance so that it will continue to function properly for the purposes for which it was created; and

WHEREAS, Franklin Municipal Code Section 16-706(2) authorizes the city to maintain such a facility after acceptance by the Director of Engineering of a functioning regional detention facility approved by the Board of Mayor and Aldermen.

NOW THEREFORE, BE IT RESOLVED that the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that, based upon the City Engineer's finding that the retention pond meets city standards as a functioning regional detention facility, the Board of Mayor and Aldermen approves its acceptance. The City Administrator and Mayor are authorized to execute any

documents enter into a stormwater facility maintenance and access easement agreement with Liberty Hills Subdivision as attached hereto and incorporated herein by reference and to take all steps necessary to implement this resolution.

IT IS SO RESOLVED AND DONE on this the 9 th day of August, 2005.

ATTEST:

By: _____
JAMES R. JOHNSON
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE

By: _____
THOMAS R. MILLER
Mayor

Cross-references:
Deed Book 830, Page 895
Plat Book 13, Page 86

This Instrument Prepared By:
Karen Beyke
HUBBARD, BERRY, DOUGHTY, BARRICK & HARRIS, PLLC
Suntrust Bank
201 Fourth Avenue North, Suite 1420
Nashville, Tennessee 37219
(615) 251-5444

EASEMENT AGREEMENT

THIS AGREEMENT, made this the 9th day of August, 2005, by and between **LIBERTY HILLS HOMEOWNERS ASSOCIATION,** a Tennessee, not-for-profit corporation, hereinafter called the "**Grantor**" and **THE CITY OF FRANKLIN, TENNESSEE**, a municipal corporation organized and existing under the laws of the State of Tennessee, hereinafter called the "**Grantee.**"

WITNESSETH:

WHEREAS the Grantor owns certain real property in the 9th Civil District of Williamson County, Tennessee, more particularly described as Lot 79-B Parcel 71, Liberty Hills Subdivision, and as recorded in Book 830, Page 895, Register's Office of Williamson County, Tennessee ("ROWC"), and Plat Book 13, Page 86, ROWC (hereinafter referred to as "the property"); and

WHEREAS, the property encompasses a lake that acts as a stormwater retention facility for the Liberty Hills Subdivision as well as a regional stormwater retention facility for a substantial portion of the drainage basin in which it is located (hereinafter "the retention pond"); and

WHEREAS, the retention pond serves as an important component of the Grantee's public, city-wide stormwater management system and the regular dredging, maintenance and repair of this retention pond is in the public interest; and

WHEREAS, the retention pond has been found by the Director of Engineering and approved by the Board of Mayor and Aldermen to be a functioning regional detention facility that may, in the future, need cleaning, construction, repair and on-going maintenance so that it will continue to function properly for the purposes for which it was created; and

WHEREAS the Grantor wishes to grant and the Grantee wishes to accept, pursuant to the terms and conditions provided herein, and subject to the rights reserved below, an easement for access, repair, maintenance and drainage improvements of the retention pond.

NOW THEREFORE:

For and in consideration of the foregoing and the sum of **TEN DOLLARS ($10.00)**, cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the rights being conveyed herein, the Grantor has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, its successors and assigns, an easement as hereinafter described and subject to the following conditions:

1. The above recitals are incorporated herein by reference.

2. The Grantor hereby grants, conveys, and gives to the Grantee, an easement for access to the retention pond for the sole purpose of Grantee, its agents, employees, or contractors, performing repair, maintenance, dredging, drainage, construction, or other necessary work on the retention pond. This access easement shall be as particularly described in Exhibit 1 and shown in the map attached thereto as Exhibit A. Access shall be granted to Grantee, its agents, employees, or contractors, during daylight hours, except during those times requiring emergency response.

3. The Grantee shall have the right during the term of this easement, to inspect, construct, maintain, grade, level, replace and repair temporary and permanent improvements made within the easement area hereinbefore described, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said easement. The Homeowners' Association of Liberty Hills Subdivision shall retain all other responsibility for regular, routine maintenance, on and about the retention pond, including but not limited to mowing grass, raking, pruning, debris removal, etc. The design and construction of any such improvements shall be done in consultation with and subject to the approval of the Grantor, and shall be in compliance with all applicable codes and regulations of general application.

4. All contractors, subcontractors, materialmen and suppliers engaged by the Grantee to construct or maintain improvements within the easement, shall be required by the Grantee, prior to commencing any work, to agree in writing that they will look solely to the Grantee for payment and will not seek to impose or impose upon the Grantor any lien or claim for payment of any kind.

5. The Grantor assumes sole and entire responsibility for, and further agrees to indemnify and hold harmless the Grantee from, any liability, loss, claims, demands, or damages, including costs and attorney's fees, from any injury, loss of life, or damage to any persons or property, due to the activities, operations, or use of the easements by any person for any reason, or which is due to the construction, maintenance, repair, or renovation of the easements by Grantee, its agents, contractors, or any persons acting in its behalf.

6. The Grantor reserves the right to continue to use the property for any valid purpose, and to grant other easements within the same area, so long as such use, or such grant of additional easements, does not interfere with the Grantee's rights under this agreement.

TO HAVE AND TO HOLD, said property unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Parties hereunto set their hands on the day and date first above written.

GRANTOR:

LIBERTY HILLS HOMEOWNERS ASSOCIATION

By: Hank Gardner

Title: President

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, MR. HANK Gardner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the legal representatives of the Liberty Hills Homeowners Association, respectively, and, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IRMA EICHNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Irma Eichner
Notary Public
My Commission expires: 05/27/2007

3

GRANTEE:

CITY OF FRANKLIN, TENNESSEE

JAMES R. JOHNSON
CITY ADMINISTRATOR

THOMAS R. MILLER
MAYOR

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared before me JAMES R. JOHNSON, CITY ADMINISTRATOR, AND THOMAS R. MILLER, MAYOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the City Administrator and Mayor respectively, and as such, being authorized so to do executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, on this the 9th day of August, 2005.

IRMA EICHNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Irma Eichner
Notary Public
My Commission expires: 05/27/2007

EXHIBIT 1

MAINTENANCE AND REPAIR EASEMENT:

Land in Williamson County, Tennessee, being common area consisting of 30.714 sq. ft. designated Open Space "A" and Storm Water Detention Easement consisting of 5.862 acres +/- on the Plan of Liberty Hills, Section One, Revision One, of record in Plat Book 13, page 86, Register's Office for Williamson County, Tennessee and more particularly described and identified by the attached "Exhibit A"

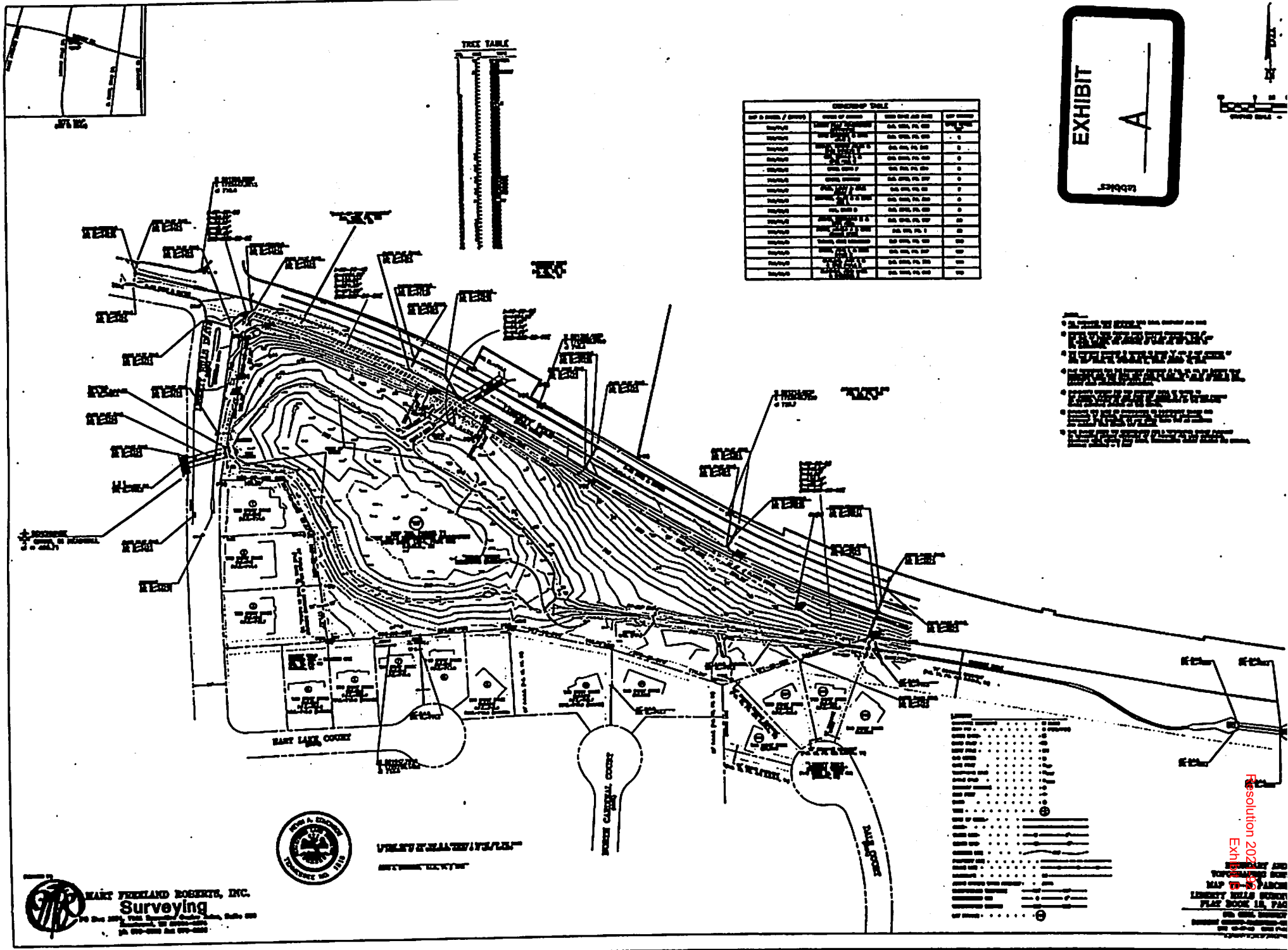


EXHIBIT
A
TREE TABLE
EAST LAKE COURT
NORTH CARDINAL COURT
DALE COURT
HART FREELAND ROBERTS, INC.
Surveying

Liberty Hills Homeowners' Association

April 1, 2005

Mr. Jay Johnson
City Administrator
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Re: **Liberty Hills Subdivision Pond**

Dear Mr. Johnson:

I am writing to you on behalf of the Liberty Hills Homeowners' Association Board of Directors. They wish to confirm the fact that, as representatives of the Association, they are willing to pursue the conversion of the Association's common area pond, to a Regional Retention Facility. Furthermore, they are requesting that this matter be presented for consideration in the upcoming 2005/2006 budget.

Thank you for your help.

Sincerely,

O. Hoil Crowe, Jr.
Property Manager

LIBERTY HILLS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES

JULY 13, 2005

The Liberty Hills Homeowners' Association Board of Directors meeting was held on July 13, 2005, in the office of Westwood Management .

The following Board members were present:

Hank Gardner, President
Terry Welborn, Vice President
Marsha Hynes, Secretary
Brent Lenthall, Member
Vicky Feuerborn, Member

Hoil Crowe was present to represent Westwood Management.

The meeting was called to order at 4:04 p.m.

The June 8, 2005 meeting minutes were approved by acclamation.

Homeowners Concerns

Hank stated that he had met with the homeowner who owned the white panel van. He acknowledged receiving the letter and agreed to find another location for the van.

New Business – Reports of Officers

A. President's Report

Hank reported that he had reviewed the resolution for the pond supplied by the City. Other Board members had done the same. The Board agreed that the contractor should be held responsible as with all other projects ordered by the City. Liberty Hills has been and will remain insured against potential risks with pond and surrounding open spaces. Tthe Board approved the Resolution for the establishment of a regional stormwater detention facility in the Liberty Hill subdivision, upon a motion made by Marsha, and seconded by Brent. Motion carried.

Hank also stated that he would like the Board to begin sending monthly newsletters. As a form of communication they are very inexpensive and can be very informative. The internet may also be a means of disseminating information to the homeowners.

B. Vice President's Report

Marsha reported that the light should be installed in a week or so.

She also reported that most of the directories had been delivered.

LIBERTY HILLS HOMEOWNERS' ASSOCIATION
MEETING MINUTES
JULY 13, 2005

Page 2

C. Treasurer's Report

The Board reviewed and approved the financial reports through June 30, 2005, upon a motion made by Marsha, and seconded by Vicky. Motion carried.

New Business – Reports of the Board

A. Member-at-large Report

No report.

New Business – Committee Reports

A. Architectural Review Committee

The Board asked Hoil to send letters to 609 and 633 Independence Drive East for lawn mowers left outside.

It was also noted that the POD was removed.

The Board unanimously approved the Facers fence application.

The Board reviewed and unanimously approved the house plans from Corinthian Builders pending the confirmation that the driveways will be aggregate concrete and the houses will be a minimum of 1500 square feet.

B. Social Committee

No report.

C. Other

The next meeting is scheduled for August 10, at 4:00 p.m.

There being no further business to discuss; the meeting was adjourned at 5:38 p.m.

President _____ Secretary _____

City of Franklin

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

File #: 20-01163

DATE: April 23, 2021

TO: Board of Mayor and Aldermen

FROM: Lisa Clayton, Director of Parks
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of COF Contract No. 2020-0045 License Agreement Between Chestnut Bend Homeowner's Association, Friends Of Franklin Parks, Williamson County And City Of Franklin.

PURPOSE:

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider COF Contract No. 2020-0045, A License Agreement For The Chestnut Bend Trail System And Allowing Public Access With Future Construction Of The Harlinsdale Pedestrian Bridge.

BACKGROUND/STAFF COMMENTS:

The proposed license agreement has four specific parties: Chestnut Bend Homeowner's Association, a Tennessee not-for-profit corporation, Friends of Franklin Parks, a Tennessee not-for-profit corporation, Williamson County Government and the City of Franklin. Chestnut Bend is the owner of the existing trail system which runs through the Chestnut Bend Subdivision. Friends of Franklin Parks and the City of Franklin are engaged in a partnership to develop walking trails throughout the City of Franklin. In cooperation with the Tennessee Department of Transportation (TDOT), the City of Franklin currently is designing a pedestrian bridge at the Park at Harlinsdale Farm crossing the Harpeth River to the Water Management property and connecting to the Chestnut Bend Subdivision's trail to the Park. The new pedestrian bridge will provide many benefits to the residents of Williamson County and the City of Franklin, and in particular pedestrian access for the residents of Chestnut Bend Subdivision, all of whom could enjoy the recreational, educational, health and environmental benefits available within Harlinsdale Park.

A condition outlined in the agreement to the construction of the Harlinsdale pedestrian bridge is that the public must have access from the trails to the bridge and all parties to this agreement desire to confirm that the public has the right to access through an addition of trail to be constructed at the expense of Friends of Franklin Parks and certain improvements to the City of Franklin's Water Treatment Plant property. The City of Franklin through the design of the bridge will design and construction a connection to the new section of trail Friends of Franklin Parks will construct from the Chestnut Bend Subdivision's existing trail. Therefore, all parties grant a license to the City and to the general public to access the Harlinsdale Bridge from the trails and does not allow members of the general public to leave the boundaries of the trails and enter Chestnut Bend Subdivision. The sole

purpose of this license and access agreement are to allow members of the general public to walk, run, jog, bike and otherwise use the trails to access the Harlinsdale Bridge and/or other trails that connect to the trails from adjoining properties, and allow Friends of Franklin Parks and its agents to construct the improvements and perform any other obligations hereunder.

FINANCIAL IMPACT:

There are currently no financial expenses assigned to the license agreement. The Harlinsdale Pedestrian Bridge project is part of the City's approved 2019-29 Capital Investment Plan with a $2 million grant from the State of Tennessee with a match made by the City of Franklin. Friends of Franklin Parks will be paying for the construction of trail from the existing Chestnut Bend Trail system and will be granted access to construct onto the City of Franklin Water Management Site. The City will then connect to the new extension during the construction phase of the bridge project.

RECOMMENDATION:

Staff recommends approval of COF Contract No. 2020-0045.

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM.	2020	TAP-9305(32)	

CLAUDE YATES DR

TIE-IN AT CLAUDE YATES DR

CITY OF FRANKLIN
MAP 63, PARCEL 20.02
D.B. 524 PG. 386

CITY OF FRANKLIN
MAP 63, PARCEL 20.02
D.B. 1445 PG. 141

STANDARD ASPHALT PATH

STANDARD CONCRETE PATH

FUTURE NEIGHBORHOOD TIE-IN PATH (BY OTHERS)

CITY OF FRANKLIN
MAP 63, PARCEL 20.02
D.B. 1445 PG. 141

BEGIN BRIDGE STA. 25+30.00

END BRIDGE STA. 27+50.00

60' BUFFER ZONE

CITY OF FRANKLIN
MAP 63, PARCEL 31.00
D.B. 3390 PG. 181

PROPOSED 18" CULVERT

STANDARD CONCRETE PATH

PROPOSED 36" CULVERT EXTENSION WITH TYPE-42 AREA DRAIN

STAMPED CONCRETE

REINFORCED CONCRETE

CHESTNUT BEND HOA
MAP 63F GROUP B PARCEL 1.00
D.B. 31 PG. 92 LOT 179

HARPETH RIVER

PROPOSED 24' X 6' SLAB CULVERT

WEST TN ASPHALT MIX

STAMPED CONCRETE

HIGH FLOW BYPASS CENTERLINE

CITY OF FRANKLIN
MAP 63, PARCEL 31.01
D.B. 3390 PG. 181

N

PRELIMINARY PLANS

COORDINATES ARE NAD 83(1983), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00082257 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 2003.

SEALED BY

HISTORIC FRANKLIN TENNESSEE

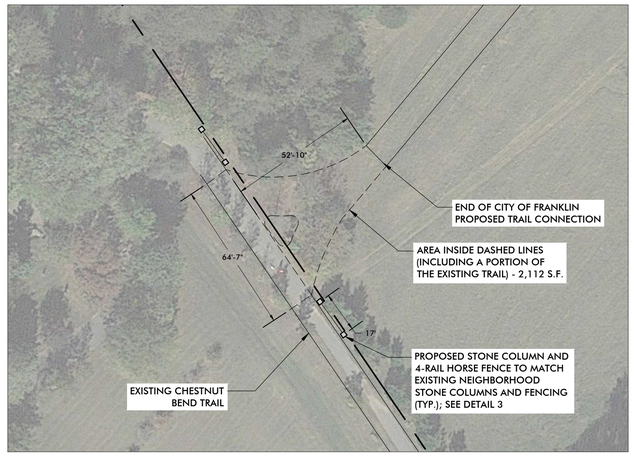
CITY OF FRANKLIN
ENGINEERING DEPARTMENT

ALTERNATIVE LAYOUT

SCALE: 1"=100'

5/27/2020 9:20:29 AM
Y:\Nashville\16020000S\16020001.00\Eng_Docs\Roadway\COF Harlinsdale Park Layout Sheet.shl

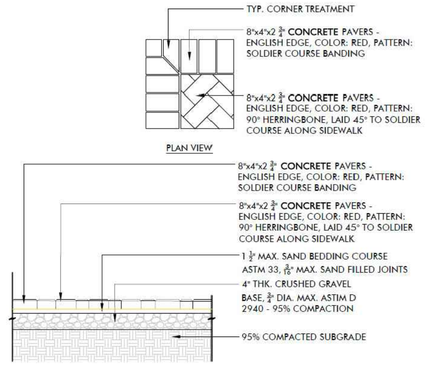
1 OVERALL LOCATION MAP
SCALE: NTS



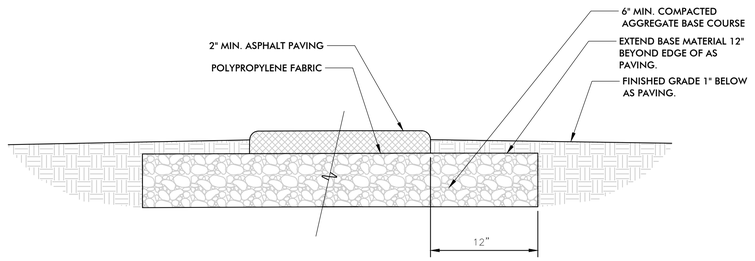
2 COMMUNITY GATEWAY ENTRANCE
SCALE: 1"=30'

3 STANDARD NEIGHBORHOOD COLUMN AND 4-RAIL HORSE FENCE
SCALE: NTS

4 OVERLOOK- ASPHALT/ CONCRETE PAVER BID
SCALE: 1"=30'



5 CONCRETE PAVERS
SCALE: NTS

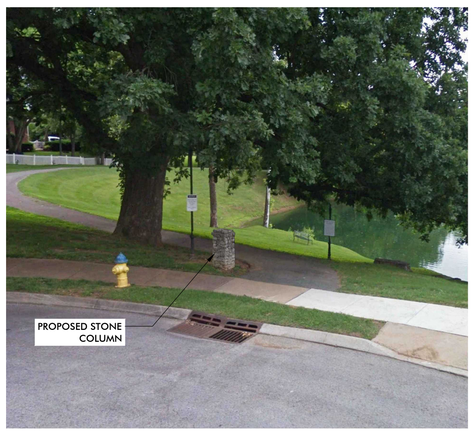


6 ASPHALT TRAIL PAVING SECTION
SCALE: NTS

7 WALDEN DR. GATEWAY PLAN
SCALE: NTS

8 WALDEN DR. GATEWAY PERSPECTIVE
SCALE: NTS

9 POND VIEW CT. GATEWAY PLAN
SCALE: NTS



10 POND VIEW CT. GATEWAY PERSPECTIVE
SCALE: NTS

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615.708.0587

CHESTNUT BEND TRAIL ENHANCEMENTS
FRIENDS OF FRANKLIN PARKS
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS:
REVISION 1: 08/20/2020
REVISION 2: 10/15/2020

DATE: 01/22/2019
DESIGNED BY: GAV
DRAWN BY: CDG
CHECKED BY: GAV
Q.C. BY: GAV
SCALE: N/A
PROJECT #: 18128
SHEET NUMBER:
L1.0

KV+D
KISER VOGRIN DESIGN

HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

KV+D
KISER VOGRIN DESIGN

HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

KV+D
KISER VOGRIN DESIGN

HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

KV+D
KISER VOGRIN DESIGN

HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

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FRANKLIN, TN
01 JUNE, 2020

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FRANKLIN, TN
01 JUNE, 2020

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KISER VOGRIN DESIGN
HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

KV+D
KISER VOGRIN DESIGN
HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

KV+D
KISER VOGRIN DESIGN

HARLINSDALE PEDESTRIAN BRIDGE
FRANKLIN, TN
01 JUNE, 2020

This Instrument Was Prepared By:

S. Madison Roberts, IV
Stites & Harbison, PLLC
604 West Main Street
Franklin, Tennessee 37064

AGREEMENT TO GRANT EASEMENT AND TERMINATE EXISTING LICENSE AGREEMENT

ENTERED INTO as of the last day set forth below, by and among THE CHESTNUT BEND HOMEOWNER'S ASSOCIATION, INC., a Tennessee not-for-profit corporation ("Chestnut Bend"), FRIENDS OF FRANKLIN PARKS, a Tennessee not-for-profit corporation ("FOFP"), WILLIAMSON COUNTY, TENNESSEE, a Tennessee governmental entity ("Williamson County"), and CITY OF FRANKLIN, TENNESSEE, a Tennessee municipal governmental entity (the "City").

RECITALS:

1. Chestnut Bend is the owner of a trail system that runs through the Chestnut Bend Subdivision (the "Trails"), as provided for on that certain plat of record in Plat Book 27, page 35, Register's Office for Williamson County, Tennessee.

2. Chestnut Bend is party to a License Agreement (the "License Agreement") with Williamson County pursuant to which, among other things, Williamson County, by and through its Parks and Recreation Department, maintains the Trails, and both Chestnut Bend and Williamson County allow public access to the Trails.

3. FOFP and the City are engaged in a partnership to develop walking trails throughout the City of Franklin that enhance both the City's park systems and recreational opportunities within the City of Franklin.

4. FOFP and the City have developed plans in cooperation with other state governmental entities to construct a pedestrian bridge (the "Harlinsdale Bridge") across the Harpeth River, which bridge would connect the Chestnut Bend Subdivision to Harlinsdale Park (located across the Harpeth River running adjacent to the Chestnut Bend Subdivision).

5. The Harlinsdale Bridge provides many benefits to the residents of Williamson County and the City of Franklin, and in particular, the Harlinsdale Bridge would provide easy access for the residents of the Chestnut Bend Subdivision as well as all other users into Harlinsdale Park, all of whom could enjoy the recreational, educational, health, and environmental benefits inherent within Harlinsdale Park.

6. A condition to the construction of the Harlinsdale Bridge is that the public must have access from the Trails to the Harlinsdale Bridge.

7. In addition to the Harlinsdale Bridge, the parties to this Agreement have agreed that FOFP will construct certain improvements on the Trails, including the items set forth in Section 4 hereof, and depicted in Schedules 4(a), 4(b) and 4(c) hereof (collectively, the "Improvements").

8. The parties hereto agree that in order to allow for public access to the Harlinsdale Bridge through the Trails, and for public use of the Trails and Improvements, that Chestnut Bend will convey an easement to the City pursuant to the terms hereof.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the parties hereto agree as follows:

1. Approvals. Promptly upon execution of this Agreement, Chestnut Bend shall obtain all necessary approvals under its governing documents, property restrictions, or any applicable laws or regulations (the "Chestnut Bend Approvals") required to perform its contemplated obligations hereunder. In the event Chestnut Bend is unable to obtain any of the Chestnut Bend Approvals as set forth herein, it may, by written notice to the other parties hereto, give notice of termination of this Agreement, and all further obligations of the parties hereto shall terminate.

2. Easement. Upon obtaining all Chestnut Bend Approvals. Chestnut Bend shall promptly convey an access and use easement (the "Easement") to the City for the purposes of: (a) allowing the City and/or FOFP and any of their agents to construct the Improvements and perform any other obligations hereunder; (b) allowing the City and its agents to maintain the Trails and the Improvements, and to access Harlinsdale Bridge or any other public property adjoining the trails; (c) allowing public access to the Trails for the purposes of walking, running, jogging, biking and other allowed recreational uses; and (d) allowing public access to the Harlinsdale Bridge or any other public property adjoining the Trails. The Easement shall not allow members of the general public to leave the boundaries of the Trails and/or Improvements and enter into other parts of Chestnut Bend subdivision. The Easement shall provide that in the event the City conveys the fee interest in, or leases, the Harlinsdale Bridge, or any other City-owned property adjoining the Trails, to any party other than a governmental or non-profit conservation organization, or to any other party that CB may approve in writing, then CB may give the City written notice to the City of its intent to terminate the Easement. Upon receipt of such written notice, the City shall have a period of ninety (90) days in which to cause the conveyed interest to be conveyed back to the City, or to a governmental or non-profit conservation organization, or to any other party that CB may approve in writing. If the City fails to so cure the conveyance, then CB may terminate the Easement.

3. Termination of License Agreement. Upon Chestnut Bend's conveyance of the Easement to the City, the License Agreement and all obligations thereunder shall be promptly terminated, and Williamson County and Chestnut Bend agree to execute and/or deliver such documentation as may be necessary to effect such termination.

4. Construction of Improvements Upon Chestnut Bend's conveyance of the Easement to the City, FOFP shall promptly obtain all necessary approvals under its governing documents, property restrictions, or any applicable laws or regulations (the "FOFP Approvals") required to perform its contemplated obligations hereunder. Upon obtaining all FOFP Approvals, FOFP shall

undertake, at its sole expense and subject to City requirements and/or regulations, to cause the following Improvements to be constructed on the Trails:

(a) Monument Construction and Beautification Work. FOFP shall undertake, at its expense and subject to City requirements, to cause improvements to be made at three trailhead locations identified on Schedule 3 hereto, which locations are generally at Walden Drive, Pond View Court, and the Community Gateway entrance. Included within those trailhead improvements will be a stone monument and the black horse fence as shown on Schedule A. Additionally, FOFP, at its expense and subject to City regulations, will install Franklin Trails signage commemorating Chestnut Bend as a Franklin Trails neighborhood within the City of Franklin.

(b) Build Out of Additional Trail. FOFP, at its expense and subject to City regulations, shall build out approximately fifty-three (53') feet in a "Y" configuration of 4 inch concrete trail & 4" base course at 12 foot wide connecting to the Trails to City property, all as depicted on Schedule A. The additional trail build out shall accommodate trail access to the Harlinsdale Bridge.

(c) Overlook. FOFP, at its expense and subject to City regulations, shall construct a river overlook, all as depicted on Schedule A.

5. Gifting of Improvements. After completion, FOFP will gift all of the Improvements to Chestnut Bend. FOFP shall not, at any time, have any ownership interest in the Trails, but FOFP and its agents shall have access as necessary to the Trails and surrounding areas to construct the Improvements and perform any other obligations hereunder.

6. Maintenance. Upon termination of the License Agreement, Williamson County shall have no further obligations to maintain the Trails. Upon conveyance of the Easement, the City shall assume responsibility for maintaining the Trails and Improvements, at the City's expense, in a reasonably safe and sound condition, and shall observe and comply in all material respects with all laws applicable to the use and operation of the Trails and Improvements. In the event the City fails to maintain the Trails and Improvements in a reasonably safe and sound condition, then, upon Chestnut Bend's written notice to the City Mayor of such failure, the City shall have a period of thirty (30) days in which to remedy such failure. In the event the City fails to remedy any such failure following such notice and cure period, Chestnut Bend may proceed to remedy such failure and seek reimbursement from the City for its reasonable costs related thereto, or may exercise any remedy available to Chestnut Bend at law or in equity.

7. Insurance. The City will acquire and maintain comprehensive public liability insurance on an "occurrence basis", insuring Chestnut Bend, FOFP, and the City against any claims for personal injury, including, without limitation, bodily injury, death or property damage, occurring on, in or about the Trails and/or Improvements, which shall contain an agreement to notify Chestnut Bend in writing at least thirty (30) days prior to any cancellation or amendments to such policy.

8. Indemnification. The City will indemnify and hold harmless Chestnut Bend for all damages incurred by Chestnut Bend resulting from the construction of the Improvements and use

of the Trails and Improvements, except to the extent that such damages were caused by acts or omissions of Chestnut Bend, its agents, or any of its residents.

9. Miscellaneous Provisions. The work to be performed shall be conducted as soon as is possible after the date in this Agreement except for those improvements which are solely dependent on certain acts and/or approvals of any governmental authority, in which case such related work shall be performed as soon as possible following such acts and/or approvals.

10. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be effective as an original.

[Counterpart signature pages follow.]

[COUNTERPART SIGNATURE PAGE 1 OF 4 TO AGREEMENT TO GRANT EASEMENT AND TERMINATE EXISTING LICENSE AGREEMENT]

ENTERED INTO on April 8, 2021.

THE CHESTNUT BEND HOMEOWNERS ASSOCIATION, INC.

By: _____
JOHN JACKSON, BOARD PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Kevin J. Ragan, a Notary Public of said County and State, personally appeared John Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Board President (or other officer authorized to execute the instrument) of THE CHESTNUT BEND HOMEOWNERS ASSOCIATION, INC., the within named bargainor, a Tennessee non-profit corporation, and that he as such Board President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Board President.

Witness my hand and official seal, at Office in Franklin, this 8 day of April, 2021.

_____
Notary Public

My Commission Expires: 11/26/23

KEVIN J. RAGAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

[COUNTERPART SIGNATURE PAGE 2 OF 4 TO AGREEMENT TO GRANT EASEMENT AND TERMINATE EXISTING LICENSE AGREEMENT]

ENTERED INTO on April 21, 2021.

WILLIAMSON COUNTY, TENNESSEE

By: _____
ROGERS ANDERSON, COUNTY MAYOR

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Diane Giddens, a Notary Public of said County and State, personally appeared Rogers Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be County Mayor (or other officer authorized to execute the instrument) of WILLIAMSON COUNTY, TENNESSEE, the within named bargainor, and that he as such County Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the County by himself as County Mayor.

Witness my hand and official seal, at Office in Franklin, this 21st day of April, 2021.

_____
Notary Public

My Commission Expires: 10/3/21

DIANE P. GIDDENS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

[COUNTERPART SIGNATURE PAGE 3 OF 4 TO AGREEMENT TO GRANT EASEMENT AND TERMINATE EXISTING LICENSE AGREEMENT]

ENTERED INTO on April 14, 2021.

FRIENDS OF FRANKLIN PARKS

By: James R Parker
JAMES R. PARKER, BOARD PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, S Madison Roberts, IV, a Notary Public of said County and State, personally appeared James R. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Board President (or other officer authorized to execute the instrument) of FRIENDS OF FRANKLIN PARKS, the within named bargainor, a Tennessee non-profit corporation, and that he as such Board President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Board President.

Witness my hand and official seal, at Office in Franklin, this 14 day of April, 2021.

Notary Public

My Commission Expires: 2/24/24

S. MADISON ROBERTS IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 24, 2024

07000N:087330:1427599:5:NASHVILLE

[COUNTERPART SIGNATURE PAGE 4 OF 4 TO AGREEMENT TO GRANT EASEMENT AND TERMINATE EXISTING LICENSE AGREEMENT]

ENTERED INTO on April ____, 2021.

Attest: CITY OF FRANKLIN, TENNESSEE

_____ BY:_____

ERIC STUCKEY, Ken Moore, Mayor
City Administrator

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared KEN MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor (or other officer authorized to execute the instrument) of City of Franklin, Tennessee, the within named bargainor, and that he as such Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Franklin, Tennessee by himself as Mayor.

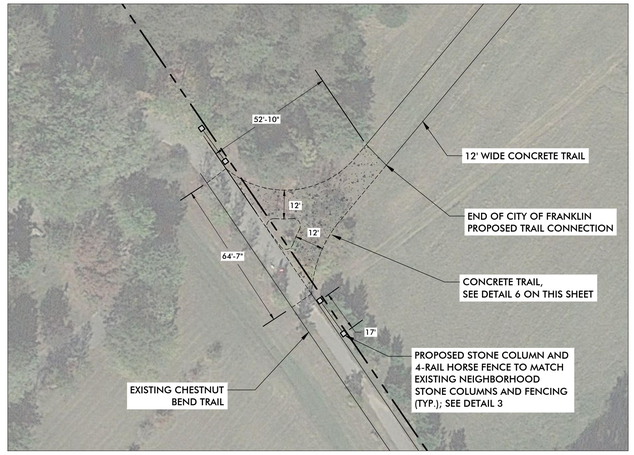
Witness my hand and official seal, at Office in Franklin, this ___ day of _____, 20__.

_____
Notary Public

My Commission Expires:_____

SCHEDULE A
(ATTACHED)

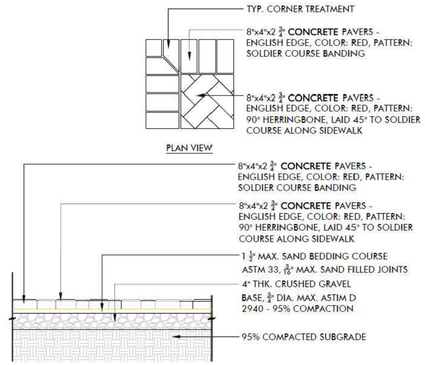
1 OVERALL LOCATION MAP
SCALE: NTS



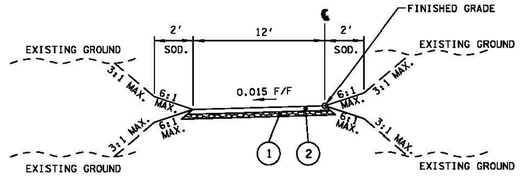
2 COMMUNITY GATEWAY ENTRANCE
SCALE: 1"=30'

3 STANDARD NEIGHBORHOOD COLUMN AND 4-RAIL HORSE FENCE
SCALE: NTS

4 OVERLOOK- ASPHALT/ CONCRETE PAVER BID
SCALE: 1"=30'



5 CONCRETE PAVERS
SCALE: NTS



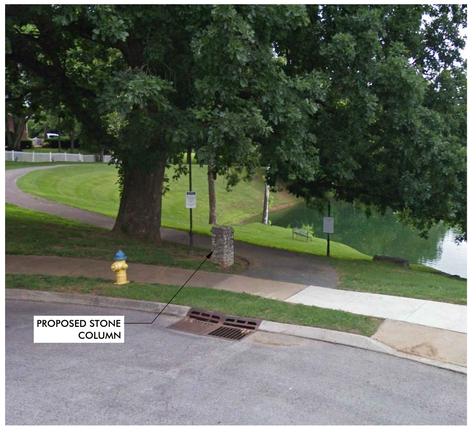
① MINERAL AGGREGATE BASE COURSE AT 4 IN. THICK ITEM NO. 303-01 MINERAL AGGREGATE TYPE A BASE, GRADING "D"
② CONCRETE SIDEWALK (4" THICK) ITEM NO. 701-01.01 CONCRETE SIDEWALK (4")

6 CONCRETE TRAIL PAVING SECTION
SCALE: NTS

7 WALDEN DR. GATEWAY PLAN
SCALE: NTS

8 WALDEN DR. GATEWAY PERSPECTIVE
SCALE: NTS

9 POND VIEW CT. GATEWAY PLAN
SCALE: NTS



10 POND VIEW CT. GATEWAY PERSPECTIVE
SCALE: NTS

KVGD
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615.708.0587

CHESTNUT BEND TRAIL ENHANCEMENTS
FRIENDS OF FRANKLIN PARKS
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS:
REVISION 1: 08/20/2020
REVISION 2: 10/15/2020
REVISION 3: 11/03/2020
REVISION 3: 12/21/2020

DATE: 01/22/2019
DESIGNED BY: GAV
DRAWN BY: CDG
CHECKED BY: GAV
Q.C. BY: GAV
SCALE: N/A
PROJECT #: 18128
SHEET NUMBER:
L1.0

Law Dept. approved 04.08.21

City of Franklin

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

File #: 21-01962

DATE: April 28, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Discussion About The Merits Of Restricting Street Vendors, Performers, The Sale Or Distribution Of Newspapers, Magazines, Periodicals, Handbills, Flyers, And Similar Activity Within Fifty (50) Feet Of An Approved Outdoor Café.
WS 4/27/21

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding a request by Alderman Dana McLendon for the BOMA to consider restricting street vendors, performers, the sale or distribution of newspapers, magazines, periodicals, handbills, flyers, and similar activity within fifty (50) feet or a lessor distance of an approved outdoor café.

BACKGROUND/STAFF COMMENTS:

The City of Franklin Municipal Code provides for businesses that serve food and beverages to seek approval for an outdoor café and occupancy a potion of the public right-of-way immediately adjacent to their building. The City's approved Outdoor Cafes are located within our historic downtown and contribute to the increasingly vibrant character of our community. The City of Franklin Municipal Code provides for specific operational, physical barrier, and location requirements to ensure the general public can safely use the public sidewalk in the vicinity of an Outdoor Café. One such requirement is the minimum distance between the barrier of an Outdoor Café and street is four (4) feet for pedestrian passage. This minimum four (4) foot distance is common adjacent to many of the City's Outdoor Cafes.

Alderman McLendon and staff have been contacted that when solicitation type of activities occur in the immediate vicinity of an approved Outdoor Café, congestion often results which makes it difficult for pedestrians to traverse around the Outdoor Cafes, cross streets, and begin to encroach upon the casual dining experience of people enjoying food and beverages within the confines of the Outdoor Café.

During the BOMA Work Session on April 27 it was requested that City staff prepare an exhibit that shows the locations of currently permitted Outdoor Cafes and the proposed 50 foot restricted radius. The City's IT Department has prepared an interactive map that will be used during the upcoming

Work Session discussion. This interactive map will show radius's of 50, 25, and 5 feet around the Outdoor Cafes. Regretfully, the attached "screen shot" is small and barely legible. Staff is seeking guidance on proceeding with drafting a Municipal Code ordinance amendment to Title 16 that would restrict street vendors, performers, the sale or distribution of newspapers, magazines, periodicals, handbills, flyers, and similar activity within fifty (50) feet, a lessor distance, or none since this situation is not presently pervasive. If the BOMA decide to adopt this ordinance amendment, the City would install a sign to notify people of the restriction on a case-by-case basis.

FINANCIAL IMPACT:

Besides the cost associated with the City Street Department to manufacture and install a few signs, there is no additional financial impact anticipated.

RECOMMENDATION:

Staff seeks guidance on whether to proceed with drafting a Municipal Code ordinance amendment.

Permitted Outdoor Cafes
Outdoor Cafes
5' Buffer
25' Buffer
50' Buffer

ORDINANCE NUMBER 2021-10

AN ORDINANCE TO AMEND TITLE 16 CHAPTER 101 OF THE FRANKLIN MUNICIPAL CODE TO CREATE SECTION (d) RELATING TO THE REGULATION OF TEMPORARY SIDEWALK ENCROACHMENTS BY STREET VENDORS, PERFORMERS, THE SALE OR DISTRIBUTION OF NEWSPAPERS, MAGAZINES, PERIODICALS, HANDBILLS, FLYERS AND SIMILAR ACTIVITY WITHIN FIFTY (50) FEET OF APPROVED OUTDOOR CAFES.

WHEREAS, the primary purpose of the public streets, sidewalks, and other public ways is for use by vehicular and pedestrian traffic; and

WHEREAS, street vendors; performers; persons who sale or distribute newspapers, magazines, periodicals, handbills, flyers; and similar activity within the public right-of-way promotes an active business and social environment; and

WHEREAS, street vendors; performers; persons who sale or distribute newspapers, magazines, periodicals, handbills, flyers; and similar activity within the public right-of-way contribute to the overall character of Franklin; and

WHEREAS, the City of Franklin the Board of Mayor and Aldermen in Title 8, Chapter 3 of the City of Franklin Municipal Code created reasonable standards for the establishment and operation of Outdoor Cafes in promoting the general economic development and vibrant atmosphere of the city while maintaining a safe and attractive ambience; and

WHEREAS, Title 8, Chapter 3 of the City of Franklin Municipal Code also requires an annual permit to operate an Outdoor Café that encroaches into the public right-of-way to assist in ensuring compliance with the operational standards set forth and the Outdoor Café does not create a public nuisance or have an adverse effect on the public's health, safety, or welfare; and

WHEREAS, reasonable regulation of uses and encroachments within the public right-of-way is necessary to protect the public, health, safety, and welfare and, provide ample and equitable opportunity for the forementioned activities to coexist throughout the City; and

WHEREAS, the regulations contained herein are not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate the location of these activities to ensure that the public right-of-way remains accessible and useful for their intended purpose while accommodating for activities to lawfully and safely use the public right-of-way.

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

SECTION I. That Title 16, Chapter 101, Section (d) of the City of Franklin Municipal Code by created and is approved to read as follows:

Sec. 16-101. - Obstructing streets, alleys, or sidewalks prohibited.

(d) No person; street vendor; performer; person who sales or distributes newspapers, magazines, periodicals, handbills, flyers; or vendors engaging in similar activity shall stop, stand, or park any wagon, pushcart, or erect any temporary stand, sign or otherwise, in the public right-of-way that

is within fifty (50) feet or less of permitted Outdoor Café so long as the Café has posted a sign approved by the City of Franklin noticing its permit.

SECTION II. 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 second and final reading for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

ATTEST:

BY:_____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

BY:_____
Dr. Ken Moore
Mayor

APPROVED AS TO FORM BY:

_____
Shauna R. Billingsley, City Attorney

DRAFT