



Meeting Agenda

Work Session

Tuesday, August 10, 2021

5:00 PM

Board Room

CALL TO ORDER

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.

CITIZEN COMMENTS

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Resolution 2021-128, A Resolution To Approve A Mural At 1543 Columbia Avenue.
Sponsors: Milissa Reiersen, Monique McCullough
2. Consideration Of Resolution 2021-81, A Resolution To Endorse The Energy Policy Guide.
Sponsors: Emily Wright, Andrew Orr
3. Development Activity Report For Fiscal Year 2021.
Sponsors: Alex Brown, Alex Bearden, Vernon Gerth
4. Williamson County Growth Plan Update
Sponsors: Vernon Gerth, Emily Wright, Andrew Orr
5. Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
6. *Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).
FMPC 7/22/21, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
7. *Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.
FMPC 7/22/21, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
8. Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By

The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

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

9. Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

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

10. *Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.
FMPC 7/22/21, 8-0

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

11. *Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.
FMPC 7/22/21, 8-0 Disapproval

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

12. *Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).
FMPC 7/22/21, 8-0 Disapproval

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

13. Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0 Disapproval, (MOS 8-0 Disapproval)

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

14. Consideration Of COF Contract No. 2021-0180, Parkland Impact Fee And Construction Agreement Between The City Of Franklin And Capital Investment Group, Inc. For The Development Known As Emeline Acres PUD Subdivision.

Sponsors: Lisa Clayton

15. *Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision) Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

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

16. Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

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

17. Consideration Of COF Contract No. 2021-0167, Parkland Impact Fee And Construction Agreement Between The City Of Franklin and NW Franklin Park, LLC (West Franklin PUD Subdivision).

Sponsors: Lisa Clayton

18. Consideration Of Resolution No. 2021-132, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Sanitary Sewer Pretreatment Program Support Services For A Term Of Award For The Water Reclamation Facility Division Of The Water Management Department (Purchasing Office Procurement Solicitation No. 2022-006).

Sponsors: Michelle Hatcher, Brian Wilcox

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.



File #: 21-02274

DATE: July 13, 2021

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2021-128, A Resolution To Approve A Mural At 1543 Columbia Avenue.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-128 approving a mural at 1543 Columbia Avenue.

BACKGROUND/STAFF COMMENTS:

Murals and More, LLC has proposed a mural entitled "Spring Fling" on the rear wall at the Caliber Collision facility located at 1543 Columbia Avenue. Bristol Development commissioned artist Michael Cooper with Murals and More, LLC to paint the mural which will face the Avondale development. It will consist of 5 large "windows" on the wall with local colorful flowers native to the Franklin area.

The Franklin Public Arts Commission (FPAC) was established to provide guidance and oversight for art projects which are for public display, outdoors in the City of Franklin. The Commission makes recommendations concerning all aspects of public art to the Board of Mayor and Aldermen. This includes artwork in any media that has been planned and executed with the intention of being staged on private, non-residential property for viewing from the public right-of-way.

FINANCIAL IMPACT:

There is no financial impact on the City. Bristol Development is responsible for the mural, including any future maintenance or upkeep.

RECOMMENDATION:

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

RESOLUTION 2021-128

A RESOLUTION APPROVING A MURAL ENTITLED "SPRING FLING" ON THE REAR WALL OF THE CALIBER COLLISION FACILITY AT 1543 COLUMBIA AVENUE

WHEREAS, Murals and More, LLC, submitted a proposal for a mural on the rear wall of the Caliber Collision facility located at 1543 Columbia Avenue to the Franklin Public Arts Commission; and

WHEREAS, the mural entitled "Spring Fling" will consist of 5 large "windows" on the wall with local colorful flowers native to the Franklin area; and

WHEREAS, Bristol Development commissioned the artist, Michael Cooper of Murals and More, LLC, located in Franklin, Tennessee; and

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

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

SECTION 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed mural at 1543 Columbia Avenue is hereby approved.

SECTION 2. The mural shall be the responsibility of Bristol Development and the Avondale neighborhood.

SECTION 3. Bristol Development and the Avondale neighborhood shall be fully responsible for the maintenance of the mural, including the removal of graffiti.

It is so RESOLVED and done on this ____ day of _____, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form:

Maricruz R. Fincher, Staff Attorney

DATE: July 14, 2021

TO: Franklin Public Arts Commission

FROM: Monique McCullough, Public Outreach Specialist

SUBJECT: “Spring Fling” Proposed Mural

Murals & More, LLC, working with the Bristol Development, has submitted a proposal for a mural at 1543 Columbia Avenue. The mural, entitled “Spring Fling” would be installed on the rear of the building (Caliber Collision) and face the Avondale housing development. The applicant has gotten approval from the building owner, which is included.

The mural will consist of 5 large “windows” on the wall with local colorful flowers. The flowers and the colors will be native to the Franklin area. The artist states that the wall will be primed, painted with two coats of a top-quality exterior acrylic, painted with the same exterior acrylic, and top-coated with a crystal-clear UV absorbing clearcoat.

The project is on private property and is privately funded. Any needed future maintenance will be performed by Bristol Development.

**CITY STAFF**

Received by: _____

Date: _____

APPLICATION FOR PLACING ARTWORK ON CITY OF FRANKLIN PROPERTY

Thank you for your interest in placing artwork on property owned by the City of Franklin.

Please complete and submit this application, along with the proposal, to:

Franklin Public Art Commission

City of Franklin

109 Third Avenue South

Franklin, TN 37064

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

APPLICANT			
Name(s)/Organization:		Murals & More LLC	
Contact:	Michael Cooper		
Address:	112 Medford Place		
City:	Franklin	State: TN	Zip: 37064
Phone:	615-300-7276	Fax:	
Email:	Michael@muralsandmore.com	Website: www.muralsandmore.com	
Conflicts of Interest (disclose any active contracts or contract negotiations with the City):			
None			

PROPOSED ARTWORK

Title of proposed artwork or exhibition

Spring Fling

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

Murals & More LLC
Michael Cooper
7.2021
Commissioned by: Bristol Development

(Optional) Proposed City-owned site for placement:

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

Michael Cooper/Murals & More
Beau Daniel/Bristol Development

Location of proposed artwork :

ARTWORK DETAILS

Please attach a proposal that includes the following:

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

Submit application and supporting materials to:

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

Or electronically at: CityofFranklin@FranklinTN.gov

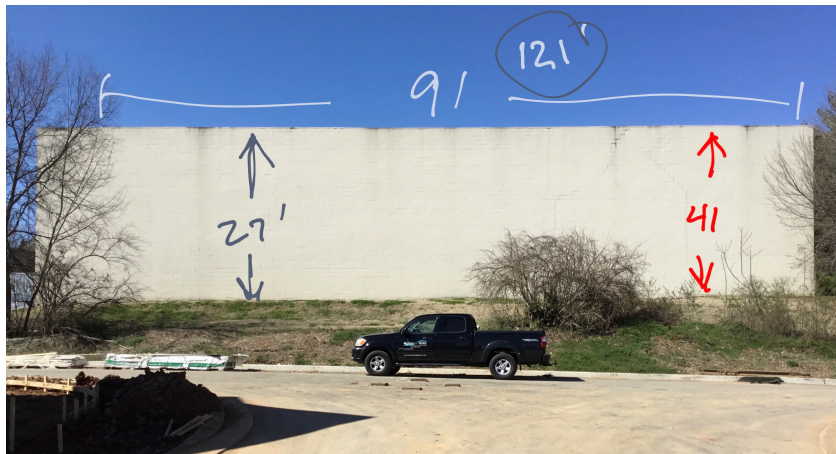
APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature:  574A5D7059734D9...	Signature of Legal Guardian if Artist is a minor:
Print name: Michael Cooper	Date: 6/7/2021

Proposal for Avondale Mural

Michael Cooper
Murals & More LLC
615-300-7276

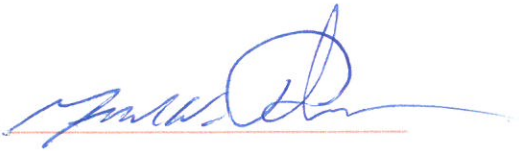
- 1) I propose to design and hand-paint 5 large “windows” on the wall, allowing local colorful flowers to “bloom” through the openings. The flowers and the colors are native to the Franklin area. The wall will be primed, painted with two coats of a top-quality exterior acrylic, painted with the same exterior acrylic, and top-coated with a crystal clear UV absorbing clearcoat.
- 2) We will use commercial-grade scaffolding to access the wall, and anticipate that the process will take about 3-4 weeks, depending upon the weather.
- 3) This project is privately commissioned and funded.
- 4) It is a permanent installation. The only maintenance required is an occasional pressure-washing, which will be performed by Bristol Development.
- 5) Resume and examples of relevant work attached.
- 6) Photo of existing wall and rendering of proposed artwork attached.





Mural Authorization

I, Gerald Robeson, the property owner of 1543 Columbia Ave, grant Avondale Park Partners, LLC and Murals & More LLC permission to paint the proposed mural on the side of my warehouse.

Signature: 

Name: Gerald Robeson

Date: 6/22/2021



Michael Cooper

résumé

Education

B.F.A. Memphis State University - Memphis, TN

Honors and Awards/Grants

Director - Tennessee Performing Arts Center -Fest d'Ville Mall Mural Project

Director - Frist Center for the Visual Arts Community Center Mural Workshop

Director - Habitat for Humanity Resident Mural Project

Recipient: Public Art Grant - Metro Nashville Arts Commission - Downtown Partnership

Recipient: Public Art Grant - Metro Nashville Arts Commission -Flatrock Heritage Foundation

Recipient: Public Art Grant - Tennessee Arts Commission - Dickson Chamber of Commerce

Recipient: AMP (Art Makes Place) Grant

Recipient: Public Art Grant - Metro Nashville Arts Commission - Bellevue Chamber of Commerce

Recipient: Public Art Grant - City of Lynchburg, Virginia

Recipient: Public Art Grant - Nashville Chamber of Commerce Beautification Award

Recipient: Public Art Grant - Arts Council, Indianapolis, Indiana

Recipient: Public Art Grant - Arts Council, Kingsport, Tennessee

Recipient: Public Art Grant - Cinema South, Nashville, Tennessee

Recipient: Public Art Grant - City of Lebanon, Kentucky

Recipient: Public Art Grant - City of Greenwood, Indiana

Recipient: Public Art Grant - City of Galax, Virginia

Recipient: Public Art Grant - City of Seymour, Indiana

Recipient: Public Art Grant - Town of Loretto, KY

Selection: Participant in inaugural Metro Arts Learning Lab

Bibliography (print only. Also numerous websites and social media references)

Architectural Digest 3.2018

Boulevard - Winter 1995

Brentwood Journal 5.18.1995

ByDesign Summer 1993, Spring 1994

Cheyenne Herald 8.30.11

The City Paper 3.7.2002, 11.13.2002, 6.25.2003, 3.8.2005, 9.4.2007, 9.1.2010, 9.4.2010

The Dancing Noodle Magazine 10.1.2011

The Dickson Herald 4.20.2005, 5.20.2005, 4.28.2015

The Downtown Leader Winter 2004

The Faux Finisher Spring 2008, additional monthly Mural Advice column in all subsequent editions

Focus on Faux Monthly Mural advice first starting May 2016

Frist Community Voices 1.22.2006

Galax Gazette 6.19.2017, 7.19.2018, 12.9.2018

Hendersonville Star 5.14.1997, 12.3.2003

Home Electronics December 2008

InsideVandy 1.27.2014, 2.19.2014

KGAB 650AM 4.4.2006

Knoxville News Sentinel 4.28.2006

The Lebanon Enterprise 10.12.2016, 10.25.2017, 11.1.2017, 8.8.2018, 8.21.2019, 9.4.2019, 9.18.2019, 9.26.2019

Mountain Press 4.6.2006

Murfreesboro Magazine August 2001

My VU 6.16.2011

Nashville Banner 4.20.1993, 12.9.1993, 9.16.1997, 11.7.1997

Nashville Business Journal 3.2.1992, 9.7.1992, 5.19.1997, 1.8.1999

Nashville Record 6.17.1999

Nashville Scene 11.12.2009

Nashville Talent Magazine 11.1.2011

New Orleans Picayune 5.15.2008

NFocus July 2003

NPR 5.26.2015

Paint Pro 2005 1.13.2006

The Tennessean 4.18.1993, 12.24.1996, 3.4.1997, 9.25.1998, 3.31.1999, 6.22.1999, 7.16.1999, 8.23.2000, 9.18.2000, 7.30.2001, 12.30.2001, 3.20.2002, 6.2.2003, 8.17.2003, 4.22.2005, 1.2005, 5.15.2005, 1.22.2006, 3.28.2006, 3.29.2006, 3.30.2006, 3.31.2006, 5.7.2006, 9.25.2009, 9.1.2010, 9.4.2010, 9.24.2010, 10.7.2010, 12.12.2010, 1.18.2011, 4.12.2011, 6.16.2011, 1.25.14, 1.29.2014, 2.19.2014, 3.31.2014, 4.2.14, 4.11.14, 4.15.2014, 10.4.2014, 11.27.14, 9.18.2016, 10.5.2016, 10.19.16, 2.17.2017, 2.23.2017, 8.8.2019, 8.20.2019, 12.17.19, 1.10.2020, 7.14.2020, 10.14.20

The Review Appeal 6.19.1998, 3.30.2003, 9.21.2011

The Roanoke Times 8.21.2003

Rutherford Today 8.30.1998

Southern Exposure August 2008, February 2021&

Sports and Entertainment Nashville 5.7.2014

Tennessee Town and City 4.13.1993

The Williamson Herald 10.3.2014, 11.17.2014, 6.18.2015, 7.15.2020

Williamson Inc. 4.2.2018

Wyoming Tribune Eagle 8.16.2011, 8.27.2011, 9.10.2011, 9.19.2011

Avondale Mural Proposal

Murals & More LLC - Artist: Michael Cooper - 7.21.21





File #: 21-02184

DATE: June 24, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Consideration Of Resolution 2021-81, A Resolution To Endorse The Energy Policy Guide.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

In 2020, the Franklin Sustainability Commission ranked their top three focus areas and identified Waste Reduction, Transportation, and Energy Conservation and Renewable Energy as their top priorities. The Commission created the Energy Policy Guide outlining strategies to primarily reduce municipal energy usage. The guide contains two policy statements and ten action items.

The draft was presented at the February 23, 2021 Work Session and a few adjustments have been made. The Commission modified an action item pertaining to residential electric vehicle charging to look more holistically at charging infrastructure community-wide and assess Franklin's "EV Readiness." The Commission has also expressed a desire in lighting fixtures that direct light downward to reduce light pollution so that has also been included in Action Item #1.

At the June 11, 2021 meeting, the Sustainability Commission voted unanimously to endorse Resolution 2021-81.

The Commission is also working on two additional policy guides for Waste Reduction and Transportation.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-81.

RESOLUTION 2021-81

A RESOLUTION TO ENDORSE THE ENERGY POLICY GUIDE

WHEREAS, on July 28, 2009, the Board of Mayor and Aldermen (BOMA) approved Ordinance 2009-41 that created a Sustainability Commission to serve in an advisory capacity; and

WHEREAS, on August 11, 2009, the BOMA approved Ordinance 2009-36 that endorsed the Sustainable Community Action Plan and encouraged all citizens to participate; and

WHEREAS, the City has completed or initiated many of the items from the 2009 Action Plan, including the establishment of a residential curbside recycling program, the adoption of a Greenways and Open Space Master Plan, a reduction in municipal electricity costs, and the procurement of several grants; and

WHEREAS, in 2013, the Sustainability Commission held two open-house meetings and conducted an online survey to collect feedback on sustainability related efforts and to determine the most important issues; and

WHEREAS, the BOMA endorsed an updated Sustainability Action Plan in 2013, which was derived from feedback received from the public outreach efforts and contains a section on Energy Conservation and Renewable Energy; and

WHEREAS, in 2018 the City of Franklin was named LEED Silver in the LEED for Cities certification program; and

WHEREAS, in 2020, the Sustainability Commission identified their top three priority areas in which to focus their upcoming work: Energy Conservation and Renewable Energy, Waste Reduction, and Transportation; and

WHEREAS, the Sustainability Commission created the Energy Policy Guide to establish policy statements pertaining to energy conservation and renewable energy and to identify action items for the Sustainability Commission to further study.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN that it endorses the attached Energy Policy Guide (Exhibit A) and charges the Sustainability Commission to further study the action items to bring forth strategies, as deemed appropriate, for the BOMA to consider in its planning, policymaking, and municipal practices.

IT IS SO RESOLVED AND DONE on this _____ day of _____, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey
City Administrator

By: _____

Dr. Ken Moore
Mayor

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney



ENERGY POLICY GUIDE

The City of Franklin is committed to evaluating energy projects that make fiscal and environmental sense. It's also positioned to make policy changes to encourage advancing energy efficient and renewable energy technologies.

POLICY STATEMENTS

1. The City seeks to use renewable energy, energy efficient technology, and conservation measures to make operations more resilient to future cost increases in order to flatline total municipal electricity usage and costs while adding new infrastructure and services.
2. The City encourages and seeks to make it easier for residents and businesses to adopt energy conservation practices and utilize alternative energy technologies to help them be more resilient to future cost increases.

ACTION ITEMS

1. Reduce street light energy usage by converting all street lights to LEDs. Require LEDs for any new streetlight service the City pays for on a monthly basis. Prioritize fixtures that reduce light pollution.
2. Evaluate renewable energy and energy saving measures for the new City Hall.
3. Complete comprehensive energy audits of all city-owned buildings with a focus on energy cost reduction.
4. Evaluate future uses for the 200 kW solar project.
5. Complete a comprehensive study of the municipal fleet with a focus on fuel cost reduction.
6. Perform community-wide electric vehicle readiness analysis.
7. Evaluate the use and costs of LED sports lighting. Prioritize fixtures that reduce light pollution.
8. Consider updating the residential energy code to 2018 IECC.
9. Utilize social media and conventional media channels to inform the public about the City's energy efforts.
10. Act as advocate to the State legislature for energy related policies.



TOTAL MUNICIPAL ELECTRICITY USAGE AND COST

FY Year	Usage	Cost
2008 Base Year	24,807,442 kWh	\$2,642,664.00
2013-2014	27,118,515 kWh	\$2,664,966.00
2014-2015	26,743,092 kWh	\$2,905,019.72
2015-2016	27,762,427 kWh	\$2,880,570.71
2016-2017	26,790,143 kWh	\$2,672,170.01
2017-2018	23,561,360 kWh	\$2,702,953.47
2018-2019	25,029,025 kWh	\$2,871,121.38
2019-2020	24,705,955 kWh	\$2,753,071.49

ELECTRICITY USAGE AND COST FY 2019-2020

Location	Usage	Cost
Fire Stations (8) + sirens	912,571 kWh	\$96,581.82
Police HQ + Garage	2,045,800 kWh	\$170,373.73
City Hall + 2nd Ave Garage	853,281 kWh	\$83,403.77
Public Works	626,880 kWh	\$56,878.06
Sanitation/Solid Waste	258,320 kWh	\$26,238.61
Parks	597,628 kWh	\$68,839.53
Water Treatment/Pumps	3,969,525 kWh	\$388,508.72
Wastewater Treatment/Sewer	13,239,728 kWh	\$1,209,811.05
Unmetered Street Lights	N/A	\$465,943.54
Metered Street Lights	991,817 kWh	\$82,958.42



File #: 21-02234

DATE: June 29, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Alex Brown, Asst. Director of BNS
Alex Bearden, Development Services Operations Analyst
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Development Activity Report For Fiscal Year 2021.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update on Development Activity for Fiscal Year 2021.

BACKGROUND/STAFF COMMENTS:

At the end of each Fiscal Year, the BOMA is presented the Annual Development Activity.

FINANCIAL IMPACT:

Part of the Presentation will include an update on overall Development related Fee Collections.

RECOMMENDATION:

Informational only.

Development Activity Report



HISTORIC
FRANKLIN
TENNESSEE

August 10th, 2021

Alex Bearden – Development Services Operations Analyst

Construction Valuation FY2019 – FY2021

FY 2019 Total: \$577,454,581

- Residential: \$198,615,229
- Non-Residential: \$378,839,352

FY 2020 Total: \$556,709,028

- Residential: \$210,509,132
- Non-Residential: \$346,199,896

FY 2021 Total: \$456,155,942

- Residential: \$254,686,357
- Non-Residential: \$201,469,585

Fees Collected and Permits Issued FY2019 – FY2021



Building Permit Fees

FY 2019: \$2,047,900

FY 2020: \$2,231,547

FY 2021: \$2,306,143



Road Impact Fees

FY 2019: \$5,202,097

FY 2020: \$7,487,741

FY 2021: \$3,958,279



Water & Sewer Impact Fees:

FY 2019: \$3,281,860

FY 2020: \$4,422,195

FY 2021: \$4,011,988



Total Permits Issued:

FY 2019: 6135

FY 2020: 6251

FY 2021: 6310

New Dwelling Units FY2019 – FY2021

FY 2019 Total: 573

- Single Family: 359
- Multifamily: 64
- Townhomes: 150

FY 2020 Total: 1283

- Single Family: 346
- Multifamily: 779
- Townhomes: 158

FY 2021 Total: 738

- Single Family: 342
- Multifamily: 164
- Townhomes: 232

A map of Franklin, Tennessee, showing various streets and landmarks. Several green pushpin markers are placed on the map, indicating specific locations. The map is partially obscured by text boxes and a logo.

City of Franklin Website

<https://www.franklinton.gov/services/development-building-services/development-reports-maps>





File #: 21-02322

DATE: July 29, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Planning Director
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Williamson County Growth Plan Update.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the upcoming update to the Williamson County Growth Plan.

BACKGROUND/STAFF COMMENTS:

The City of Franklin, along with Williamson County, Brentwood, Fairview, Nolensville, Spring Hill, and Thompson's Station, are working to update the Williamson County Growth Plan, which was adopted in 2001. The first steps in the process are for each jurisdiction to review its Urban Growth Boundary (UGB), perform technical analysis related to the provision of infrastructure and facilities for land near the city limits and within the UGB, and conduct public engagement. It should be noted that this process will not formally begin until next year. The preliminary work and public engagement taking place now and through the rest of the year will play an important role in this process.

An interdepartmental team of City staff has been meeting weekly throughout the summer to analyze the existing UGB, by drainage basin. During these meetings, staff discusses infrastructure availability, extensions/needs, and costs associated with providing public services to territories within the basins and the extent of sensitive land to be protected. These important infrastructure and service discussions, along with population projections and the study of necessary land uses to accommodate managed and strategic growth, will guide staff to preliminary recommendations for the Urban Growth Boundary. Public engagement will be a vital part of this process, helping to steer how and where Franklin will grow in the future. Below is a timeline that reflects the next steps in the local process:

August 10th BOMA Work Session—Staff to provide an update on the process/project

August 12th Virtual Community Meeting—Informational Meeting to discuss the Growth Planning Process, how it impacts Franklin, and seek public input. This will be a high-level kick-off meeting.

August 26th Joint Conceptual Workshop—Staff to provide project overview, recap of community meeting, and next steps

September 21st Community Meeting (In Person)—Present a draft of any changes to the UGB and seek public input

Week of September 21st Open Office Hours—Staff to be available on TBD days this week for further public input or discussion

September 23rd Joint Conceptual Workshop-- Present draft of any changes to the UGB and seek input from FMPC/BOMA

Mid-Late September Growth Planning Symposium – This public meeting/discussion will include case studies and sharing from other communities who have worked through growth planning in recent years. These communities include Wake County (NC), Buford County (SC), and Chattanooga Thrive 2055 (a regional planning effort including 16 counties in three states).

October 12 BOMA Work Session—Discussion of draft UGB, public input received, and status/next steps

Mid-Late October—Provide proposed UGB and required reports (per T.C.A) to the County to be combined into the overall County Growth Plan proposal

Next Steps after October will be determined and provided at a later date.

FINANCIAL IMPACT:

Unknown.

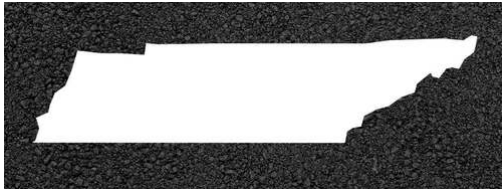
RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen that the Board of Mayor and Aldermen acknowledge the Williamson County Growth Plan Update.

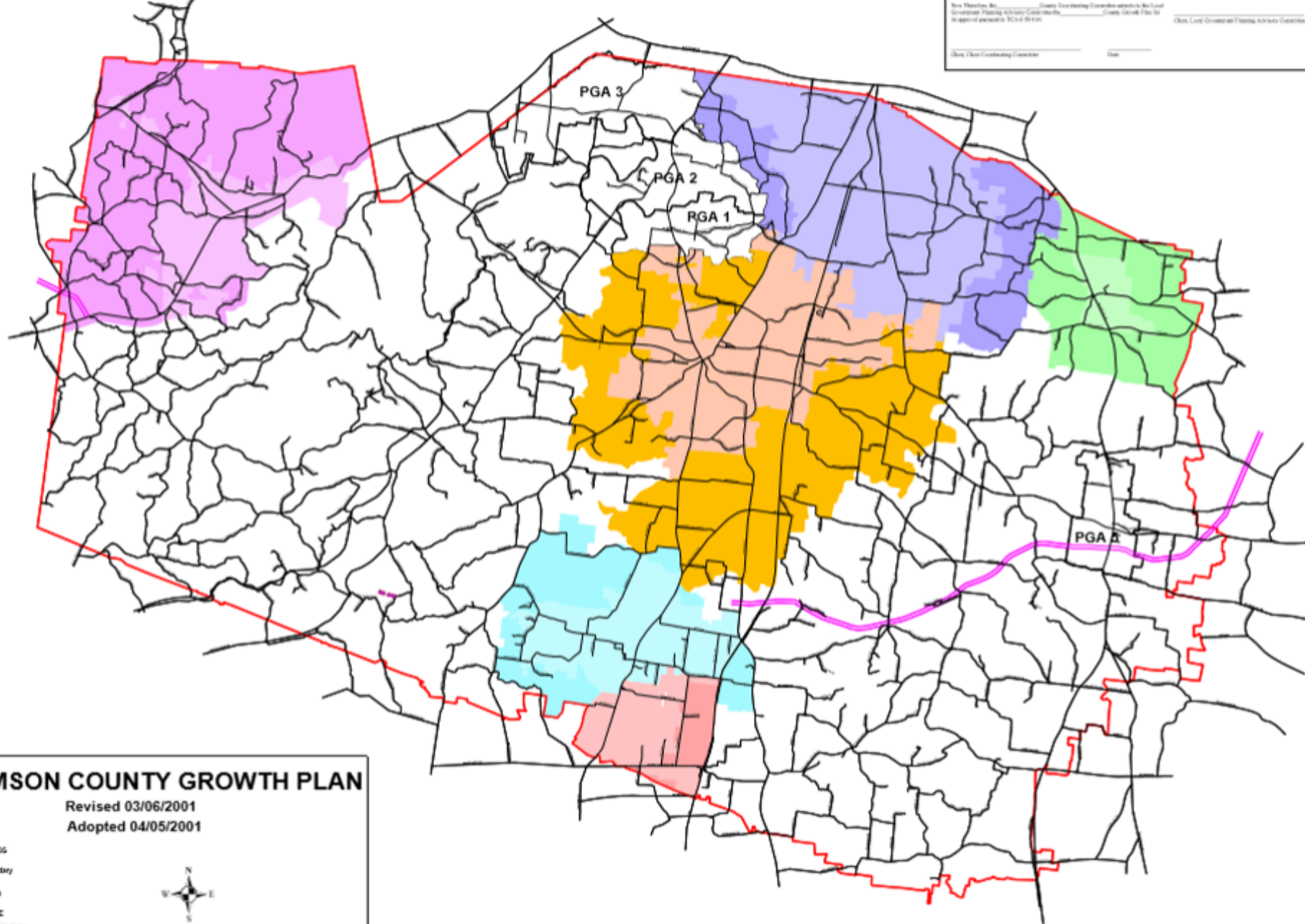
WILLIAMSON COUNTY GROWTH PLAN UPDATE

City of Franklin Urban Growth Boundary Update

GROWTH PLANS IN TENNESSEE



- State mandated county-wide plan that establishes:
 - Urban Growth Boundaries (UGB's) around municipalities
 - Planned Growth Areas (PGA's) outside of UGB's
 - Rural Areas
- Current growth boundaries in Williamson County adopted in 2001
- Tennessee Code Annotated (TCA) prescribes procedures for amending Growth Plan, beginning with a Coordinating Committee



WILLIAMSON COUNTY GROWTH PLAN

Revised 03/06/2001

Adopted 04/05/2001

- RURAL ROAD (28-40)
- County Boundary
- PGA
- Corporate Limit
- GREENWOOD
- FAIRVIEW
- FRANKLIN
- GOLDENVILLE
- SPRING HILL
- THOMPSON STATION
- Unincorporated Area
- Greenwood UGD
- Fairview UGD
- Goldenville UGD
- Thompson Station UGD
- Franklin UGD
- Spring Hill UGD

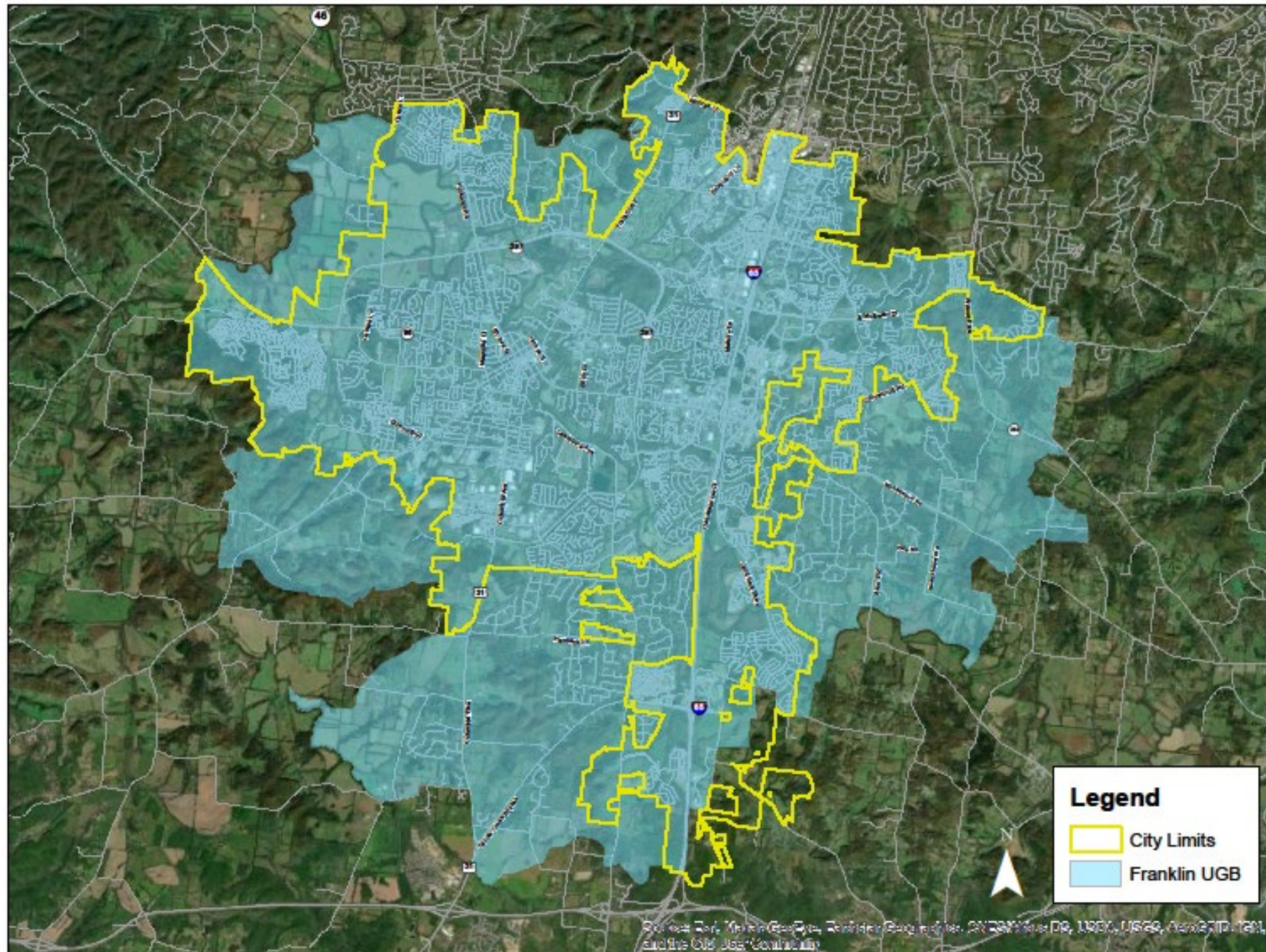


0 0.5 1 2 3 4 Miles

Note: Rural Areas are all properties outside the UGDs and PGAs.

WILLIAMSON COUNTY PLANNING DEPARTMENT

City Limits and Urban Growth Boundary



PROCESS OF AMENDING GROWTH PLAN

- Any municipality proposing an amendment to its UGB has certain studies and public outreach obligations.
- If the County is proposing to amend any PGAs or RAs, it also has certain studies and public outreach obligations.
- After those tasks are completed, a letter is sent triggering the amendment process, and the Coordinating Committee is then convened by the County Mayor.

STATE LAW REQUIREMENTS



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.

STATE LAW REQUIREMENTS



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;
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.

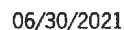
Tenn. Code Ann. Section 6-58-106.

WHAT DOES ALL OF THIS MEAN FOR FRANKLIN? UPDATE AND NEXT STEPS.....

- The City has an internal working group with staff from Water, Engineering, Parks, Planning, Fire, and Administration.
- Community outreach in August and September
- Review all basins within UGB and complete reporting
- Presentations and feedback from FMPC and BOMA
- Result in potential changes to the UGB that respond to infrastructure investments both planned and completed, expected land uses, growth patterns, and the cost to serve these areas.

OTHER INFORMATION

- Check www.franklin.tn.gov/ugb for general info and updates
- 8/12/2021 Virtual Community Kick-Off Meeting at 6:00pm
- 8/26/2021 Joint Conceptual Workshop Presentation and Discussion
- 9/21/2021 Second Community Meeting (In Person)
- 9/22/2021 Open Office Hours on Multiple TBD Days
- 9/23/2021 Joint Conceptual Workshop Presentation and Discussion
- Mid-Late September: Williamson County Growth Plan Symposium



- Page 38 of 260

Williamson County Growth Planning Guiding Principles

1. **Coordinated Growth Planning.** Williamson County, the City of Brentwood, the City of Fairview, the City of Franklin, the Town of Nolensville, the City of Spring Hill, and the Town of Thompson's Station (the County and Municipalities) will work together on future growth planning.
2. **Planning Horizon.** The horizon time for growth planning is twenty (20) years, however the County and Municipalities will work together to identify phased growth areas in shorter time increments.
3. **Future Growth.** Each of the jurisdictions will utilize its own growth forecasts for its respective community in conjunction with other forecasts, including the University of Tennessee in conducting its growth planning.
4. **Public Facilities and Fiscal Sustainability.** Each of the jurisdictions will plan for future growth that it can serve with adequate and timely infrastructure and public facilities in a fiscally sustainable manner.
5. **Regional Form.** The County and Municipalities will work together to maintain and create a distinct form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the unique sense of place and high-quality development within the county.
6. **Resource Protection.** The County and Municipalities will work together to maintain and protect critical open spaces, farmland, forests, recreation areas, wildlife management areas, and critical environmentally sensitive areas.
7. **Local Autonomy.** The growth plan process will focus on growth boundary issues and coordination, while respecting the autonomy of each jurisdiction to meet the planning and community development needs within its community.
8. **Local Planning.** The growth plan will build on the long and successful traditions of planning conducted by the County and Municipalities, relying on existing plans and reports in conducting its growth planning where appropriate.
9. **Intergovernmental Agreements.** The County and Municipalities may supplement growth planning with consideration of cooperative approaches and agreements to assist in managing growth.



File #: 21-02172

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7569
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting a Plan of Services for the property located South of Long Lane and West of Long Lane, located at 4325 Long Lane. Resolution 2021-117 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2021-118. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.01 acres.

The Property is located within the Milcrofton water service area. An approximately 2,000-foot extension would be needed to serve the property with reclaimed water. Because of this distance, reclaimed water will not be required to be extended to the property. The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner 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 various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends approval of Resolution 2021-117 by a vote of 8-0.

Staff recommends that that the Board of Mayor and Aldermen approve Resolution 2021-117.

RESOLUTION 2021-117

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4325 LONG LANE 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, Keith Baker, representing Baker Family Holding LLC, (“Owner”) of property located at 4325 Long 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, the Property is located south of Long Lane and east of Long Lane, 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
106-179.03	7.01
Total	7.01

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 Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton 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, an extension of greater than 2,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Foxglove development to the furthest property boundaries to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a minimum of 8-inch sanitary sewer main.
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 Long Lane and new driveway cut can meet the City of Franklin Transportation and Street Technical Standards.
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 streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Property is located in the Regional Commerce Design Concept as determined by the Envision Franklin. Regional Commerce supports commercial, office, hotels, and multifamily uses due to the proximity to major thoroughfares.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been added 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. 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.
 2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

ADOPTED THIS _____.

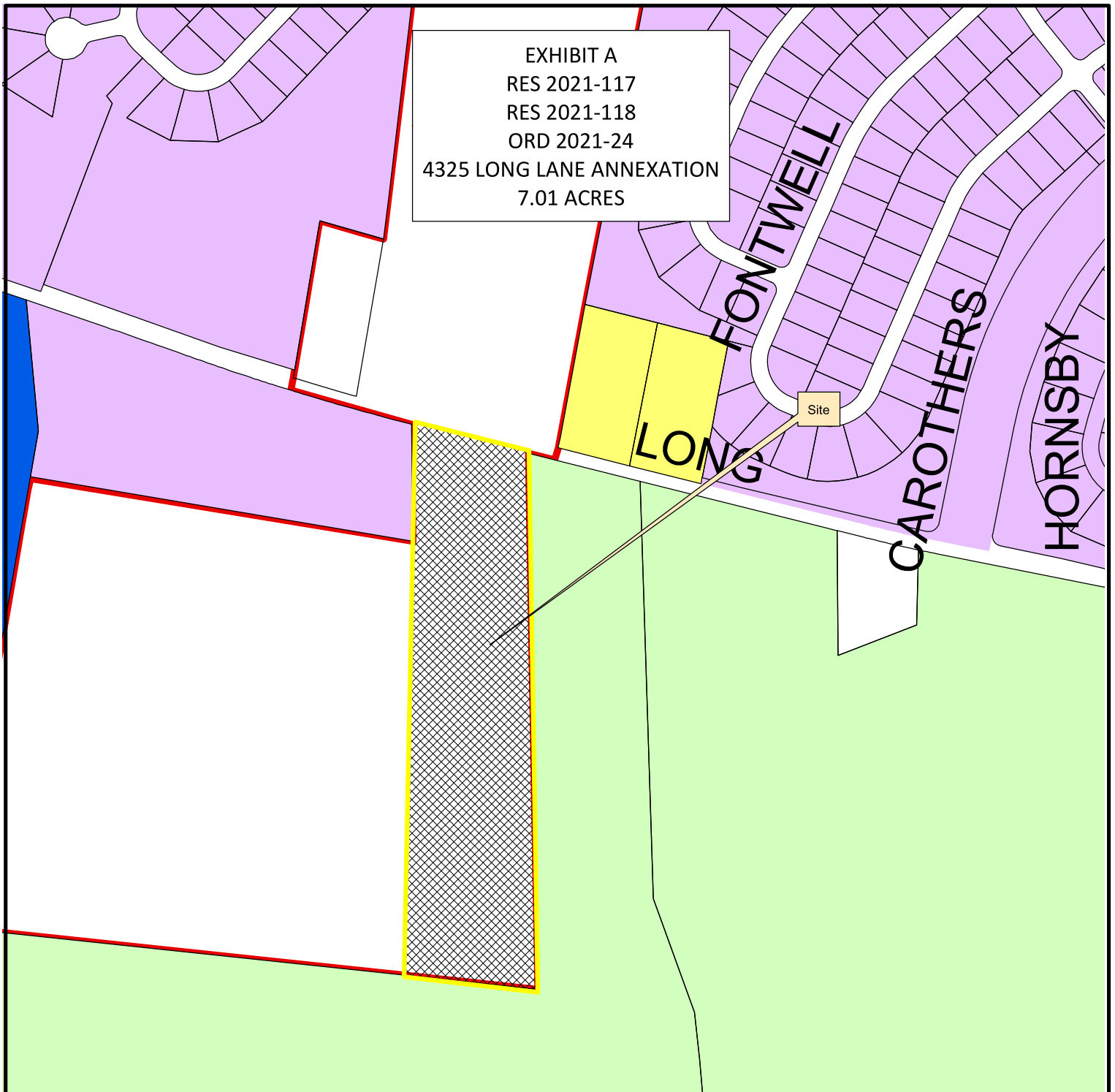
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES



Legend

- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
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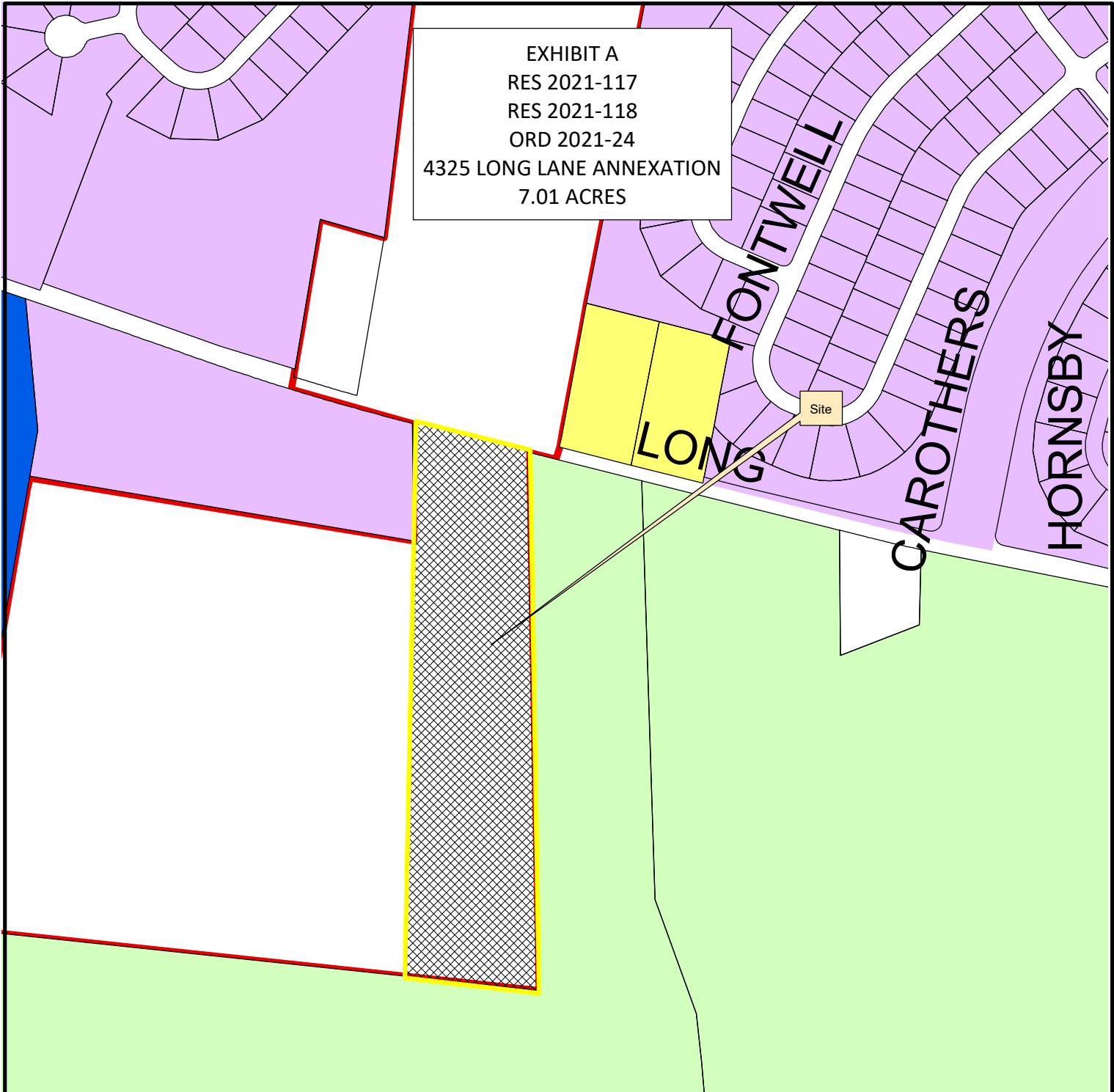


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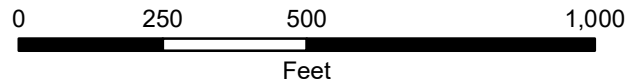


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File #: 21-02173

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).
FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7569
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:

The property being considered for annexation is located South of Long Lane and West of Long Lane. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Long Lane. 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 property at 4325 Long Lane is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends approval of Resolution 2021-118 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-118.

RESOLUTION 2021-118

A RESOLUTION TO ANNEX 4325 LONG LANE, CONSISTING OF 7.01 ACRES, PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF LONG LANE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (“UGB”).

WHEREAS, Keith Baker, representing Baker Family Holding LLC, (“Owner”) of property located at 4325 Long Lane (“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 2021-117; 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
106-179.03	7.01
Total	7.01

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

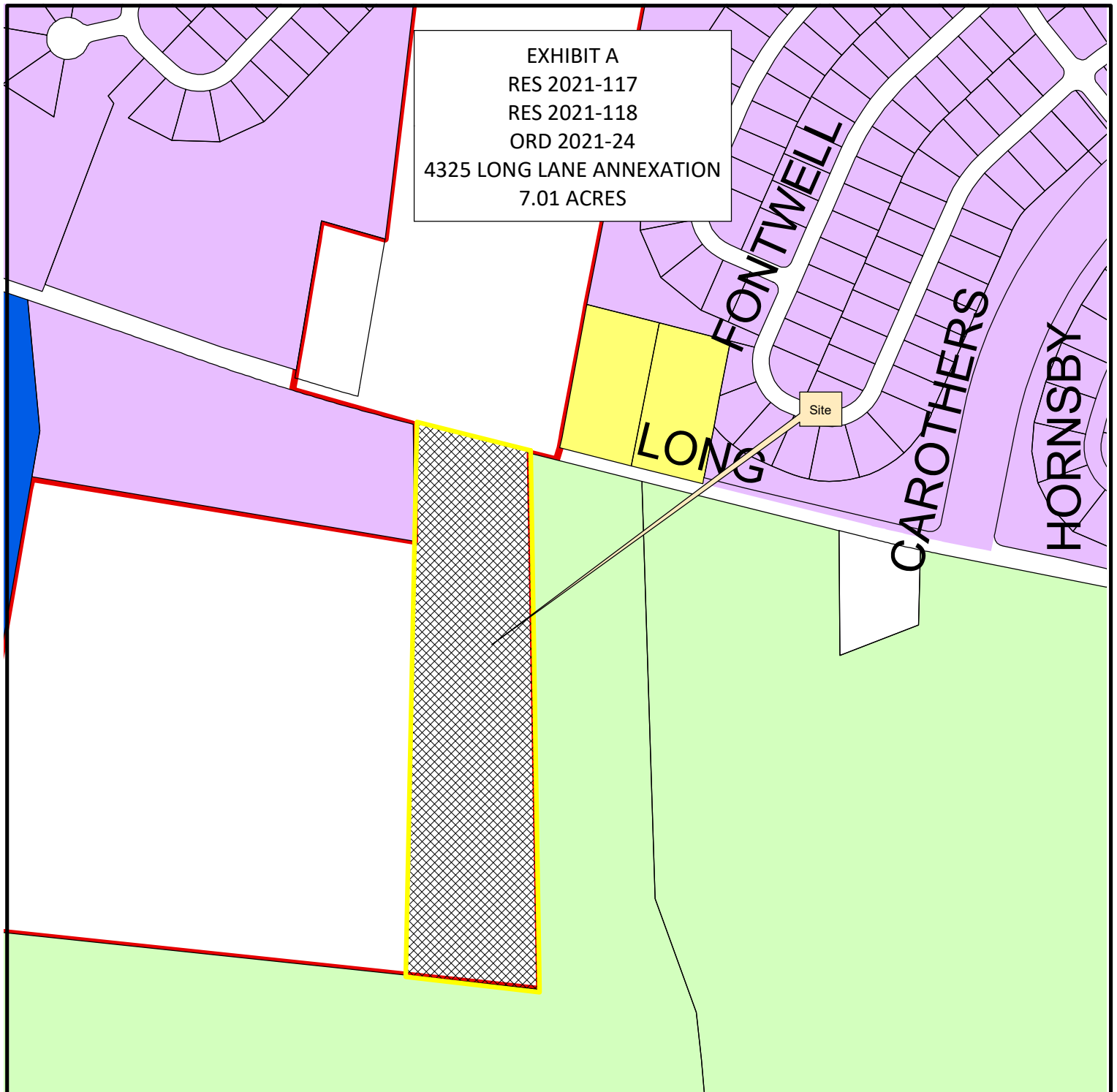
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES



Legend

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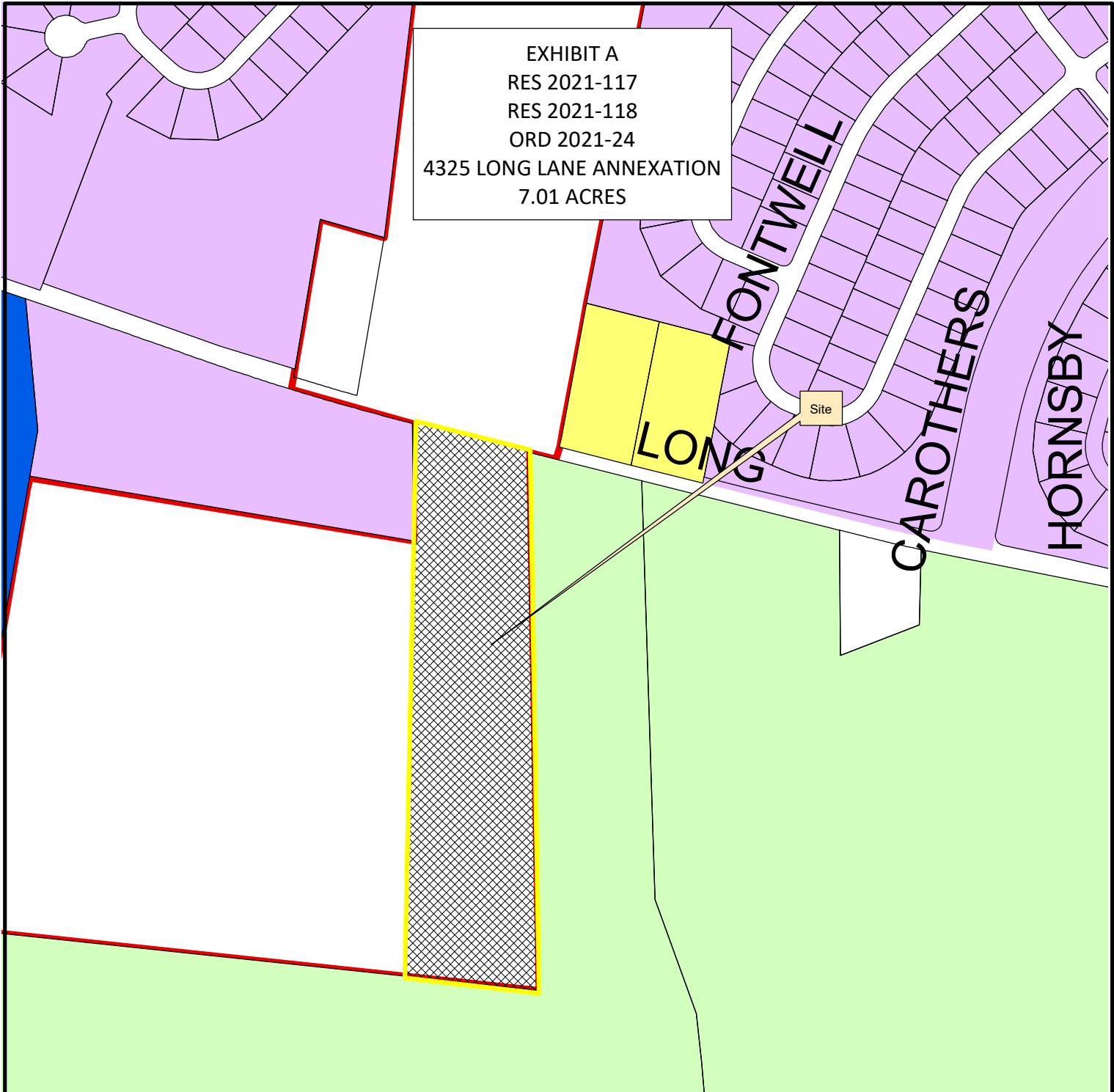


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EXHIBIT A
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 4325 LONG LANE ANNEXATION
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File #: 21-02174

DATE: July 19, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane. FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7570
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to zone the property at 4325 Long Lane Estate Residential (ER), should the Plan of Services, RES 2021-117, and Annexation, RES 2021-118, be approved by BOMA. Envision Franklin places this parcel into the Regional Commerce Design District, which states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and meets the recommendations of Envision Franklin. No corresponding site plan or development plan for the property has been submitted at this time.

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:

FMPC recommends approval of Ordinance 2021-24 by a vote of 8-0.

Staff recommends that that the Board of Mayor and Aldermen approve Ordinance 2021-24.

ORDINANCE 2021-24

AN ORDINANCE TO ZONE 7.01 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF LONG LANE, AT 4325 LONG LANE.

WHEREAS, Keith Baker, representing Baker Family Holding LLC, ("Owner") of property located at 4325 Long Lane ("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 2021-117 and Resolution 2021-118; and

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

WHEREAS, the Estate Residential (ER) district, 500 ft Hillside Buffer District, provides zoning for land uses compatible with both the Franklin Land Use Plan and the 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, zoned the following: Estate Residential (ER) district:

PREMISES CONSIDERED

Map-Parcel	Acres
106-179.06	7.01
Total	7.01

SECTION II. That the attached Location Map 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.

[Signature page to follow]

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

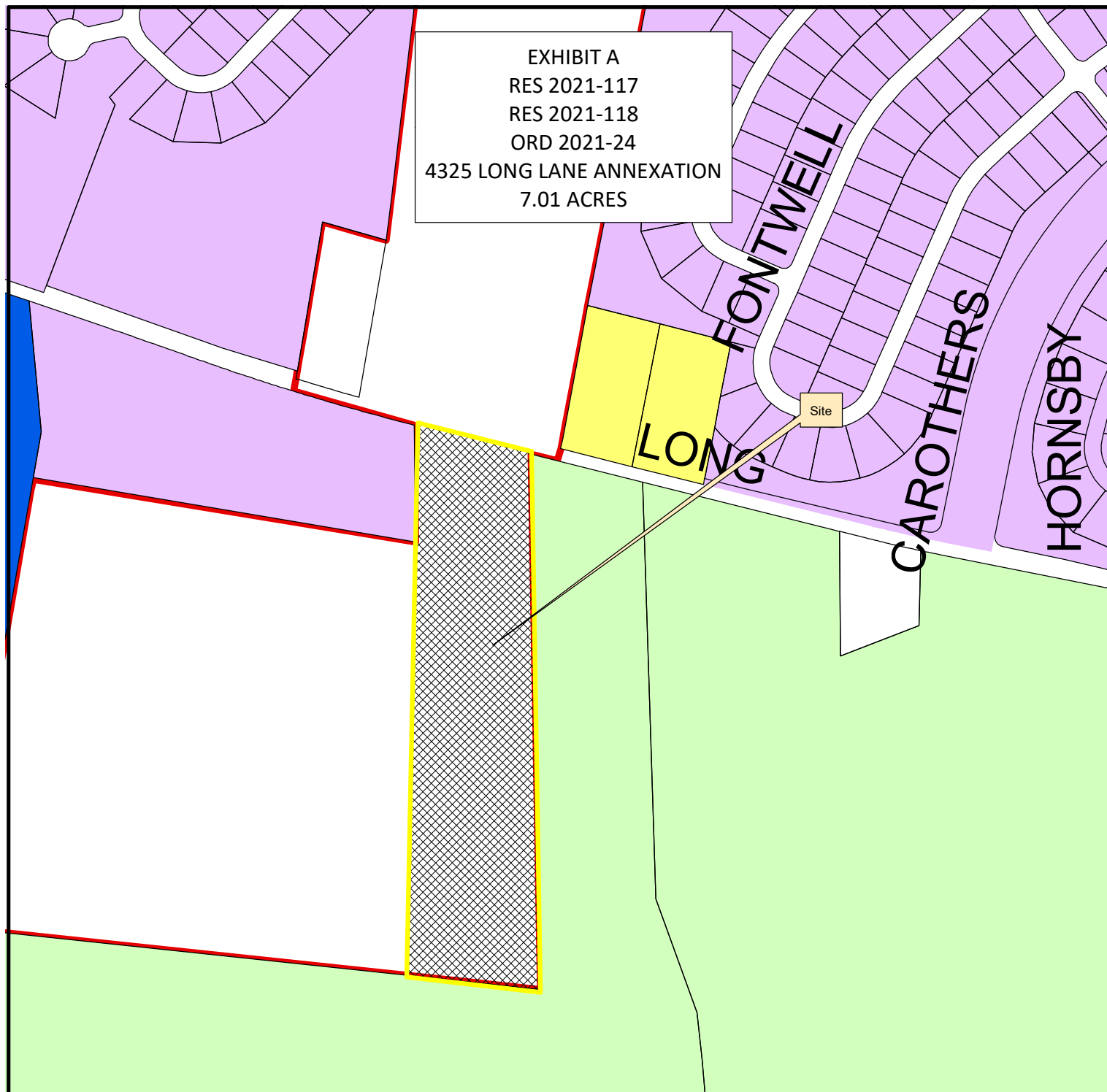
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

EXHIBIT A
 RES 2021-117
 RES 2021-118
 ORD 2021-24
 4325 LONG LANE ANNEXATION
 7.01 ACRES



Legend

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

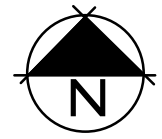


0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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4325 LONG LANE REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS:	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	12
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

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:

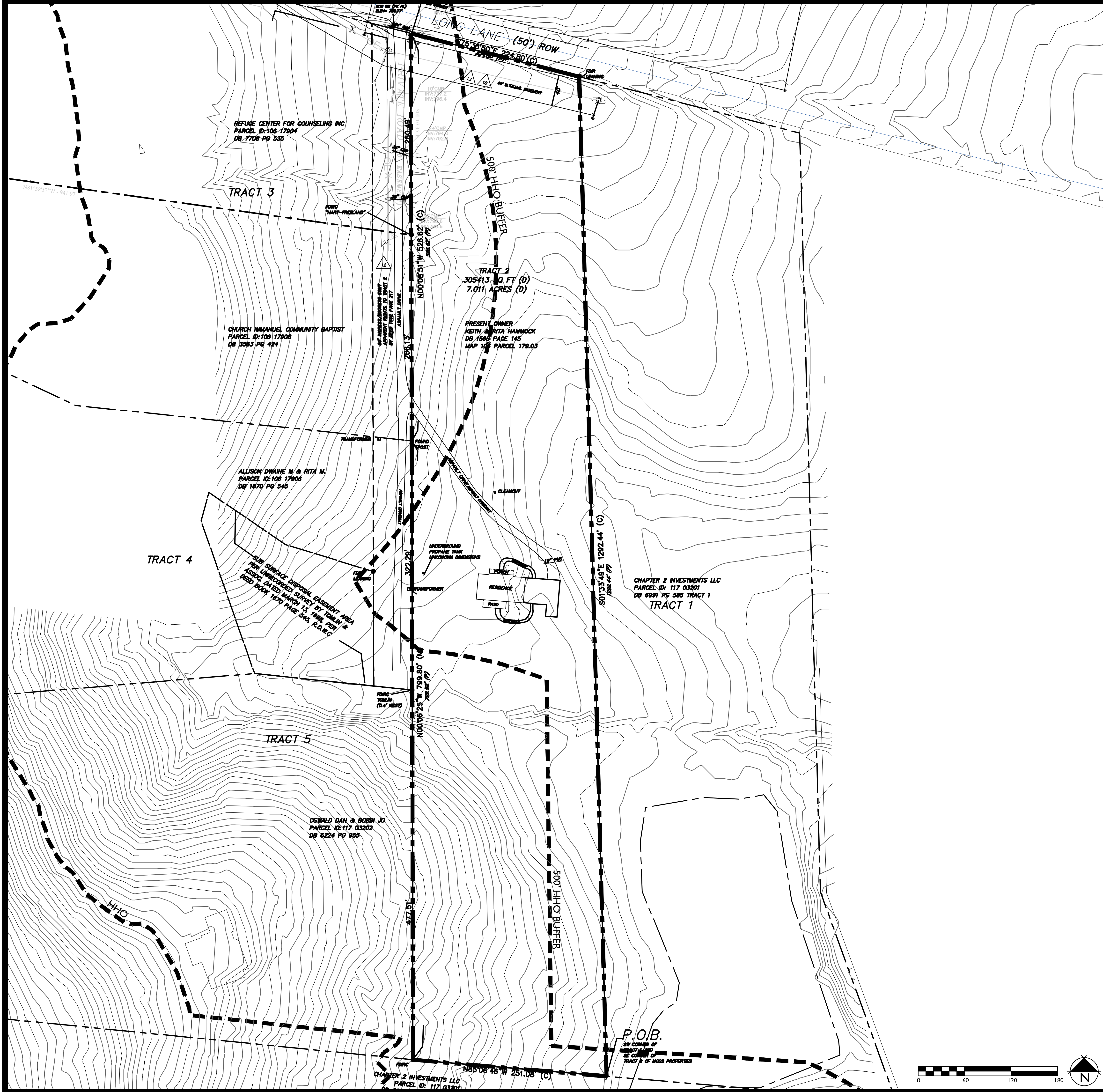
KEITH BAKER
BAKER FAMILY HOLDINGS, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

DATE: JUNE 7, 2021

COF #:

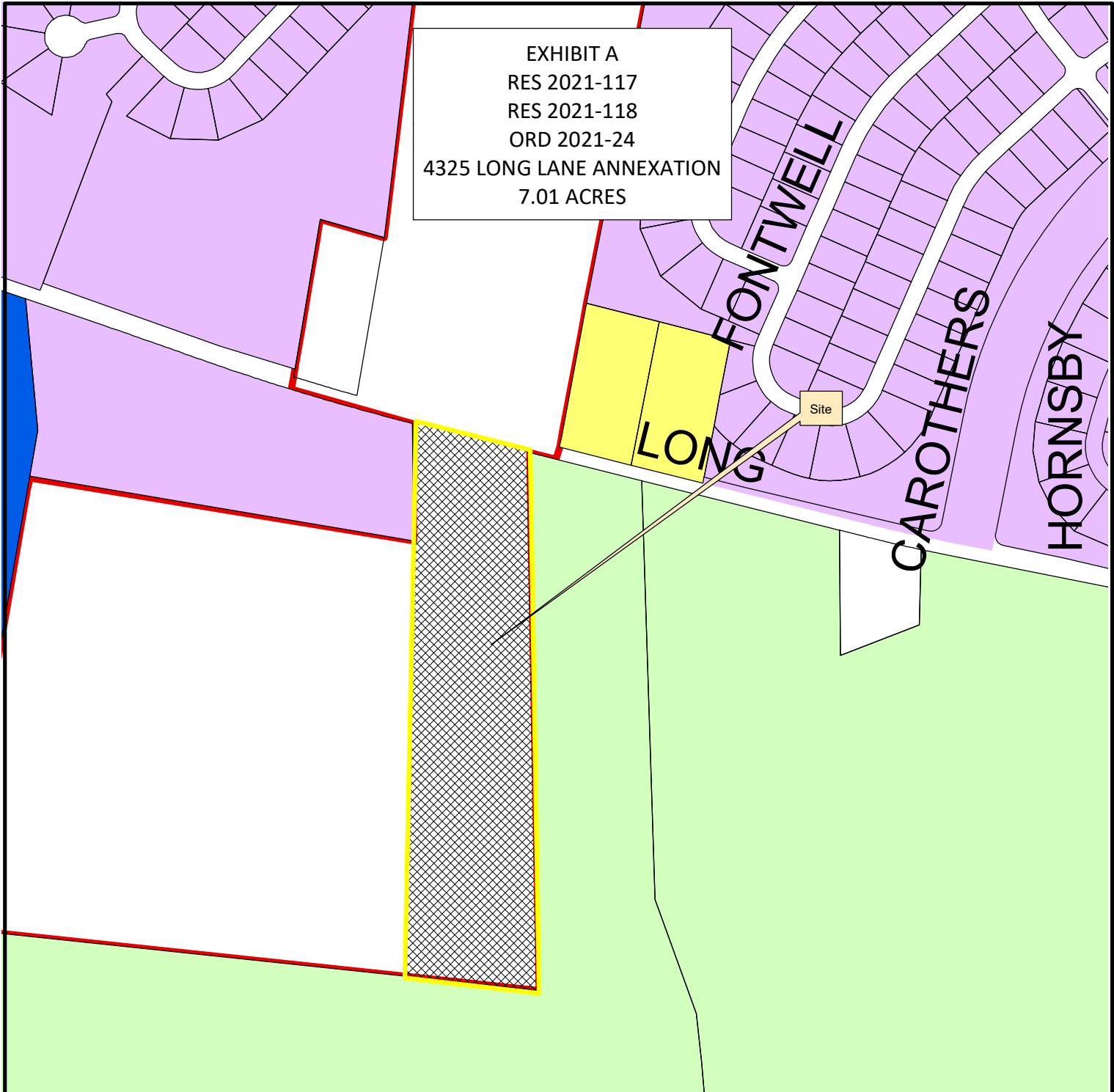


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



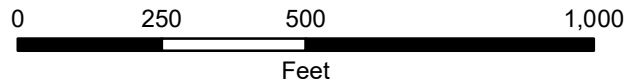
Revision	Date
△	_____
△	_____
△	_____
△	_____

EXHIBIT A
 RES 2021-117
 RES 2021-118
 ORD 2021-24
 4325 LONG LANE ANNEXATION
 7.01 ACRES



Legend

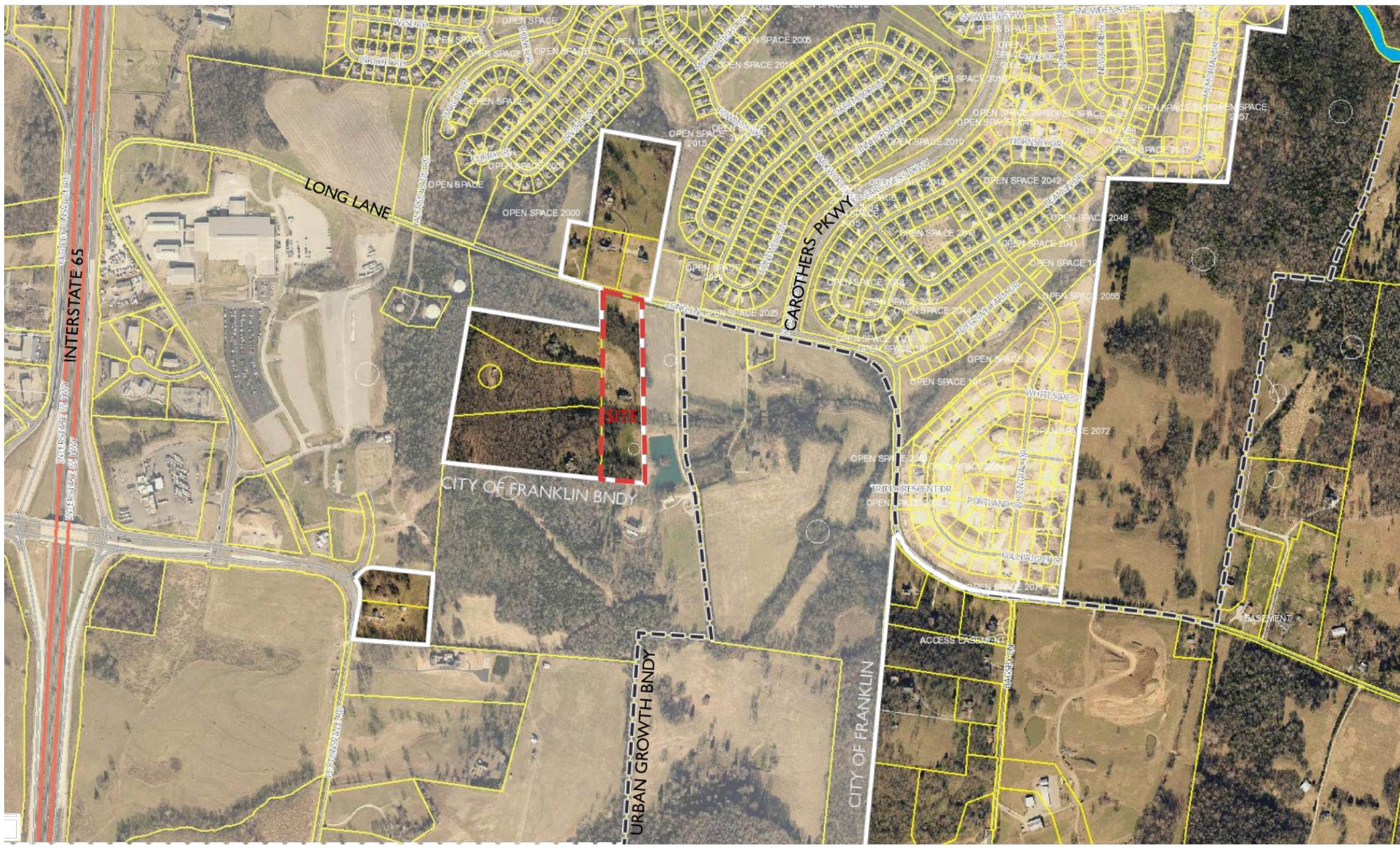
- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | CC Central Commercial District |
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| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |
| NC Neighborhood Commercial | |



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4325 LONG LANE REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS:	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	12
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

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:

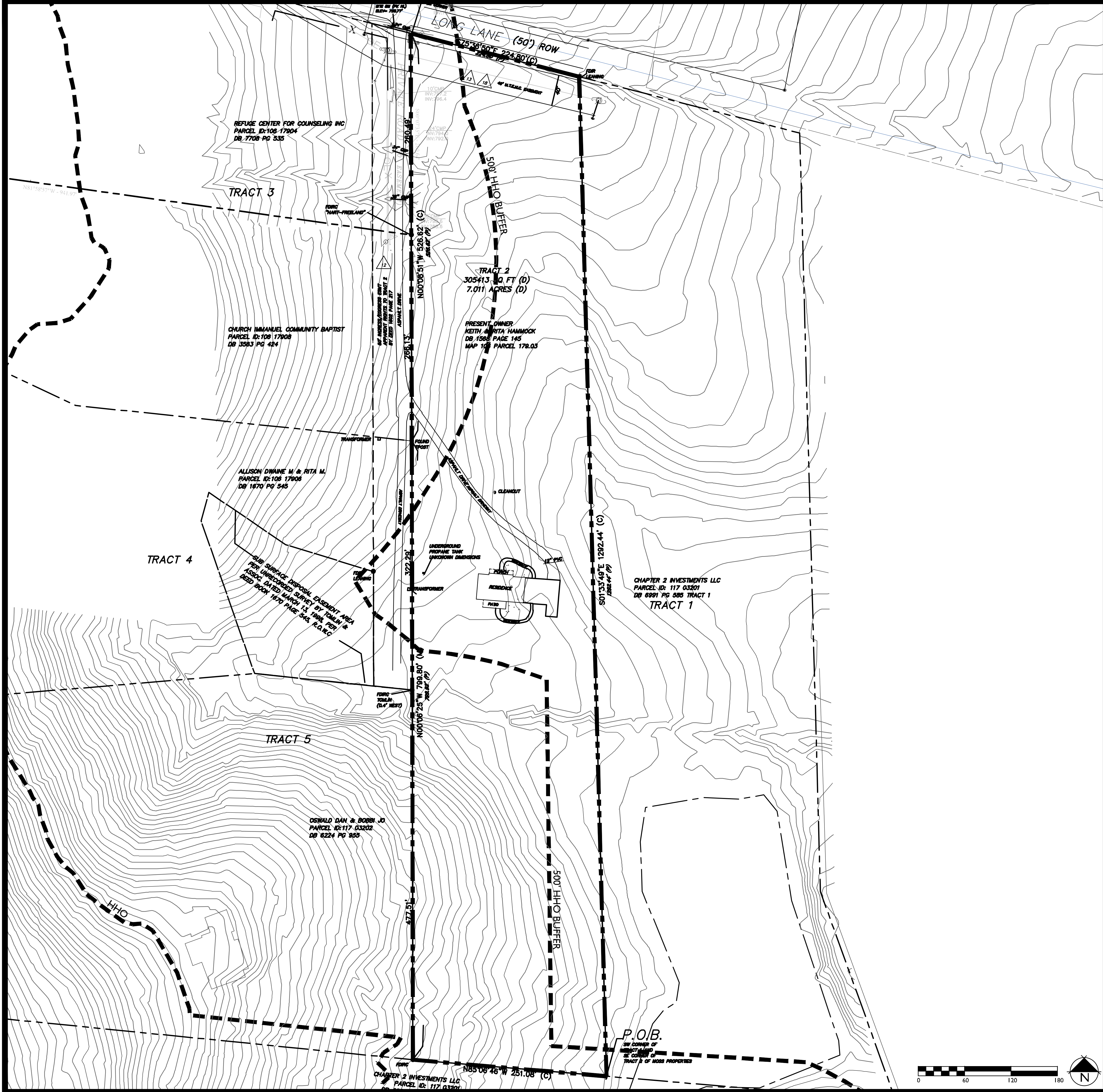
KEITH BAKER
BAKER FAMILY HOLDINGS, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

DATE: JUNE 7, 2021

COF #:



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



Revision	Date
△	_____
△	_____
△	_____
△	_____



File #: 21-02175

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.

FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7595

Applicant: Greg Gamble, GDC

Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. The property owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property. Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezonings and development plans.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends approval of Resolution 2021-119 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-119.

RESOLUTION 2021-119

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4432 PRATT LANE, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), 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, Kavitha Ravilla, ("Owner") of property located at 4432 Pratt Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex 1 parcel containing 5.00 acres, located outside of the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located south of Peytonsville Road and east of Pratt Lane, contiguous to the City limits, outside of the UGB, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
Total	5.00

WHEREAS, this resolution shall bind the Owner 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 Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton 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, an extension measuring less than 1,000 foot would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 18-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Final sizing and alignment will be determined at Site Plan stage.
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 4432 Pratt Lane shall be provided from Pratt 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.

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 streetlights 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. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

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

- 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. No additional manpower or equipment will be necessary to serve the annexation area at this time for the Pratt Lane location.

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

SECTION III. The plan of service shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the election.

ADOPTED THIS _____.

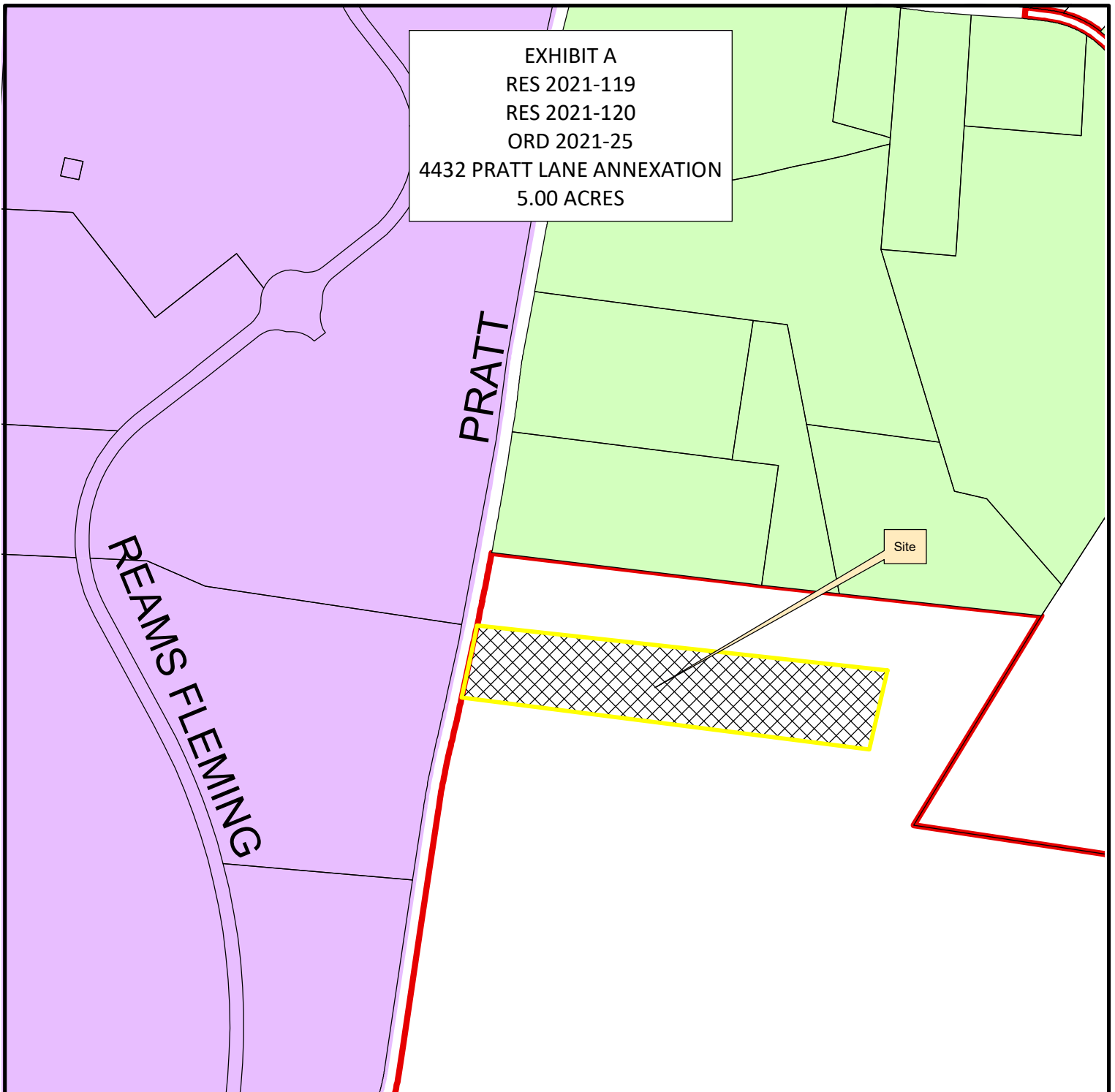
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES



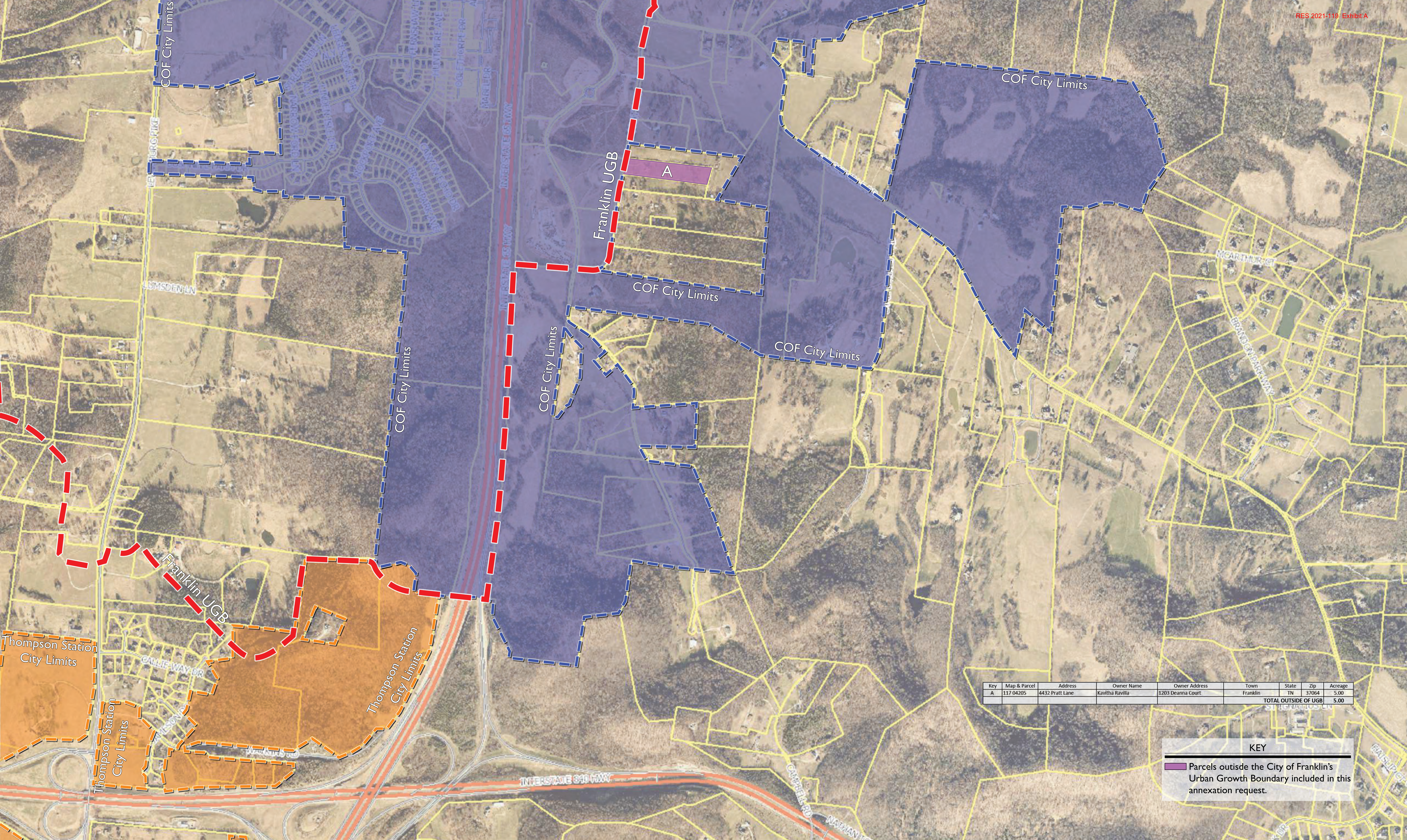
Legend

- | | |
|---------------------------------|------------------------------------|
| 4432 Pratt Lane | NC Neighborhood Commercial |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
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| CI Civic Institutional District | |



0 250 500 1,000
Feet

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Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Dearnia Court	Franklin	TN	37064	5.00
TOTAL OUTSIDE OF UGB								5.00

KEY

Parcels outside the City of Franklin's Urban Growth Boundary included in this annexation request.

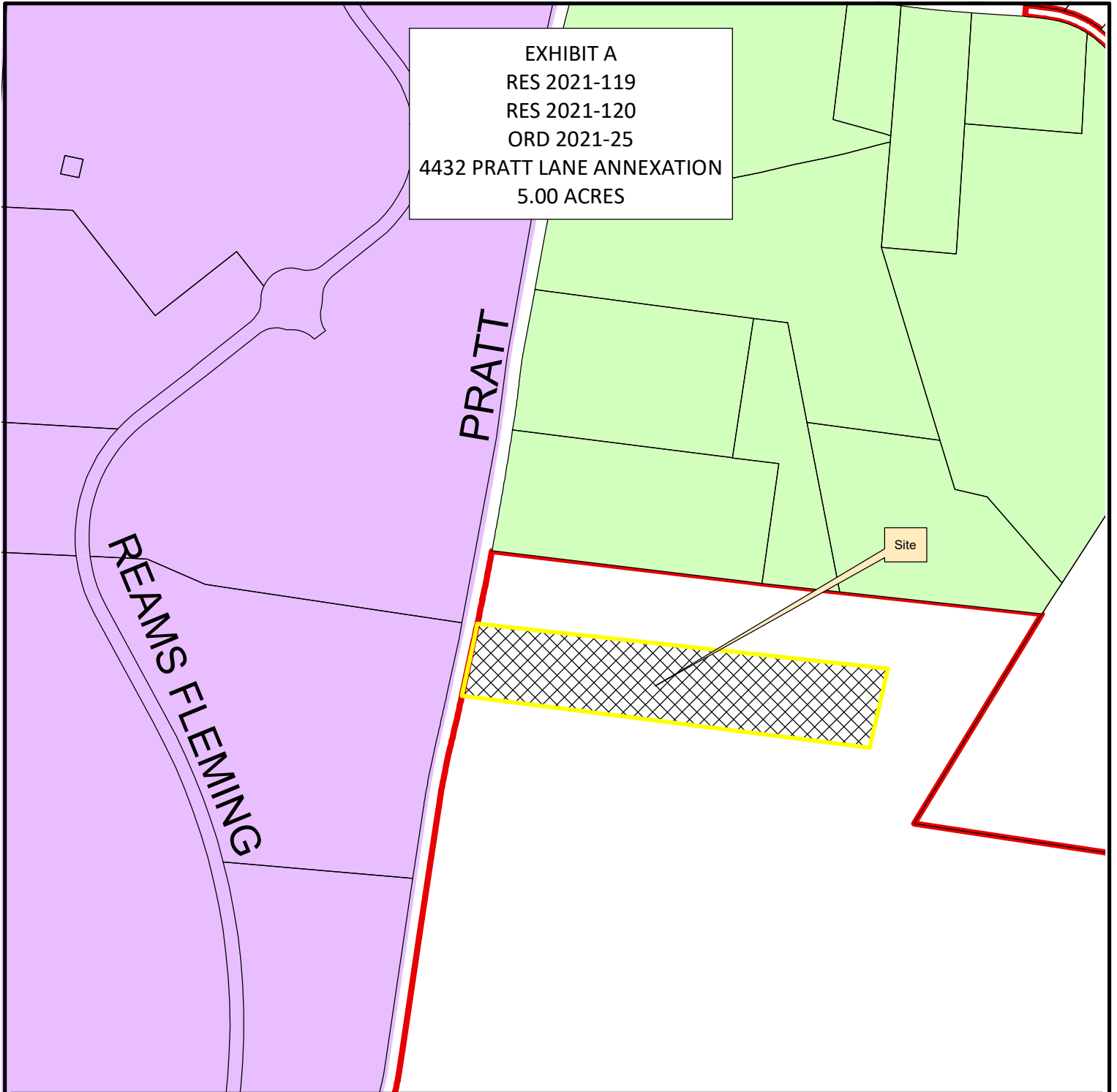


WILLIAMSON COUNTY PARCELS
PARCEL REQUESTING ANNEXATION

April 29, 2021



EXHIBIT A
 RES 2021-119
 RES 2021-120
 ORD 2021-25
 4432 PRATT LANE ANNEXATION
 5.00 ACRES



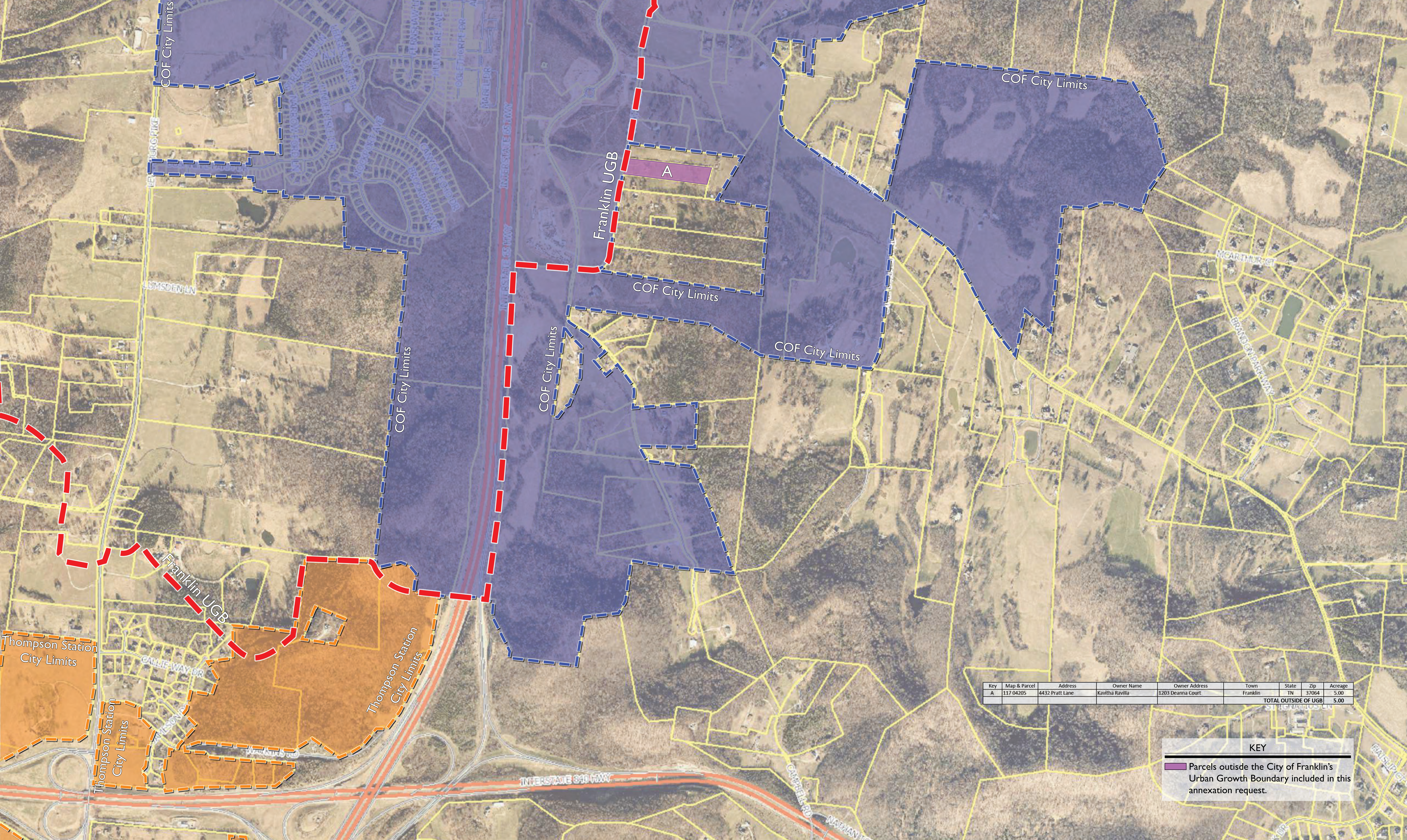
Legend

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TOTAL OUTSIDE OF UGB								5.00

KEY

Parcels outside the City of Franklin's Urban Growth Boundary included in this annexation request.



WILLIAMSON COUNTY PARCELS

PARCEL REQUESTING ANNEXATION

April 29, 2021



Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8 th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5 th , and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 21-02179

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7595
Applicant: Greg Gamble, GDC
Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received annexation requests for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

The property at 4432 Pratt Lane is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends approval of Resolution 2021-120 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-120.

RESOLUTION 2021-120

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF 4432 PRATT LANE, LOCATED SOUTH OF PEYTONSVILLE ROAD AND EAST OF PRATT LANE, AND OUTSIDE THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB) BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in T.C.A. §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, the property owner as listed below, petitioned the Board of Mayor and Aldermen of the City of Franklin, Tennessee, to annex 1 parcel, containing 5 +/- acres, located outside of the Franklin Urban Growth Boundary; and

WHEREAS, the Property is located south of Peytons ville Road and east of Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	42.05	5.00	4432 Pratt Lane	Kavitha Ravilla
5.00 TOTAL ACRES				

WHEREAS, the referendum shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective in order to provide for future development in accordance with City standards.

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. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following property:

Map	Parcel	Acreage	Address	Owner
117	42.05	5.00	4432 Pratt Lane	Kavitha Ravilla
5.00 TOTAL ACRES				

SECTION II. The City of Franklin requests the referendum be held on October 26, 2021, in conjunction with the State General Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be "FOR ANNEXATION" and "AGAINST ANNEXATION."

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

ADOPTED THIS _____.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

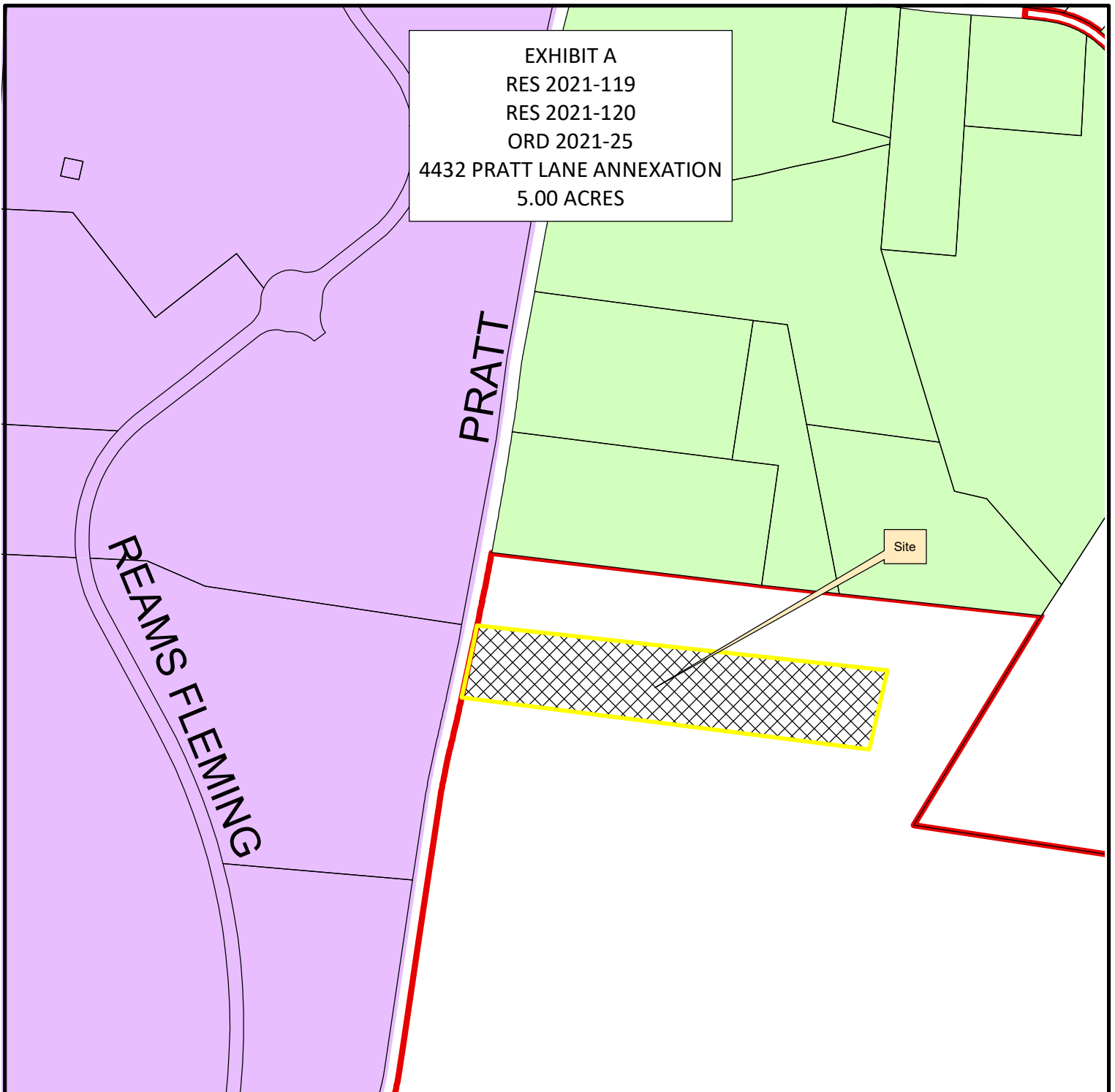
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES



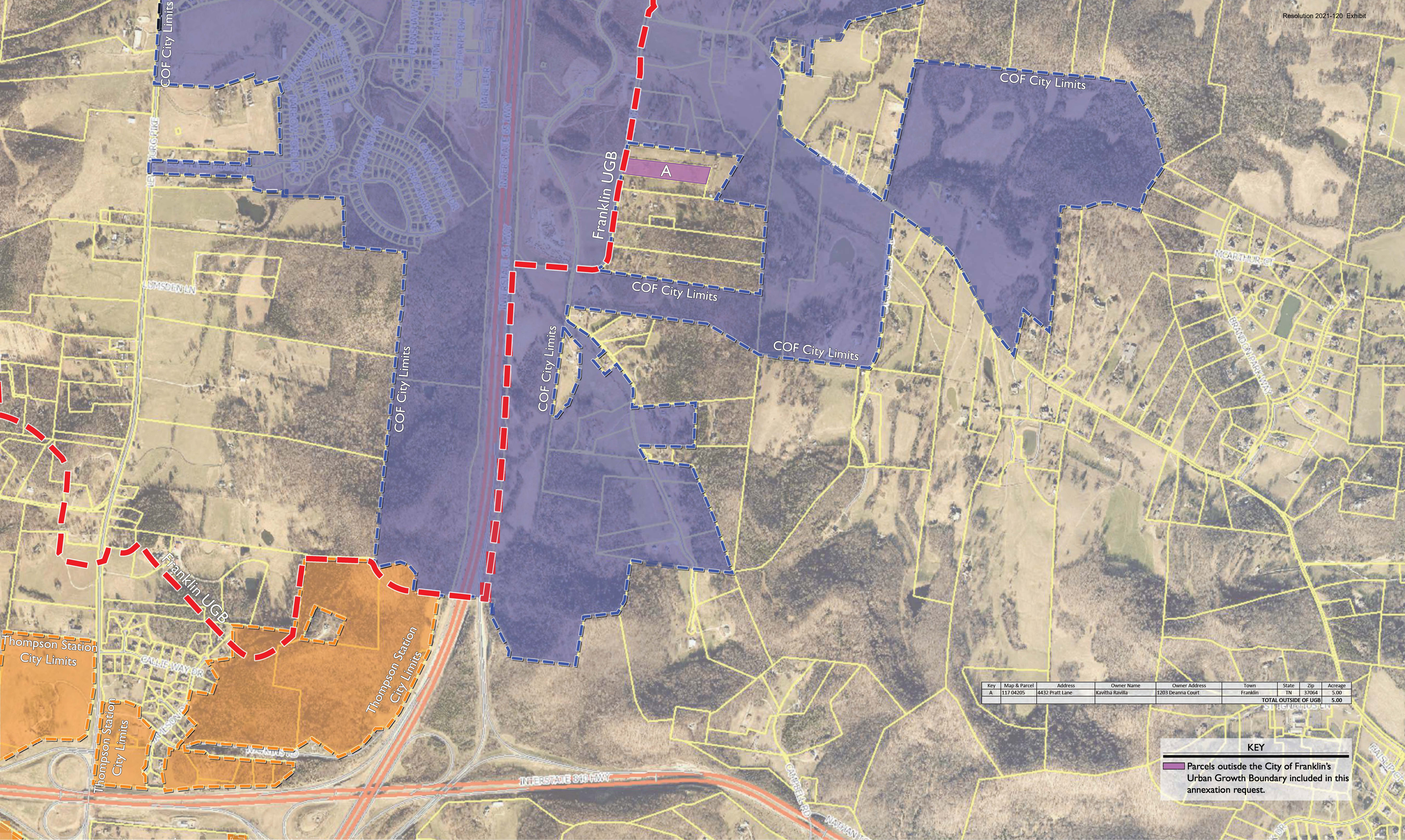
Legend

- | | |
|---------------------------------|------------------------------------|
| 4432 Pratt Lane | NC Neighborhood Commercial |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential District | DD Downtown District |
| R1 Residential 1 District | 1ST Avenue District |
| R2 Residential 2 District | 5TH Avenue District |
| R3 Residential 3 District | RC6 Regional Commerce 6 District |
| R4 Residential 4 District | RC12 Regional Commerce 12 District |
| R6 Residential 6 District | GO General Office District |
| MR Mixed Residential District | LI Light Industrial District |
| PD Planned District | HI Heavy Industrial District |
| OR Office Residential District | Existing City Limits |
| CI Civic Institutional District | |



0 250 500 1,000
Feet

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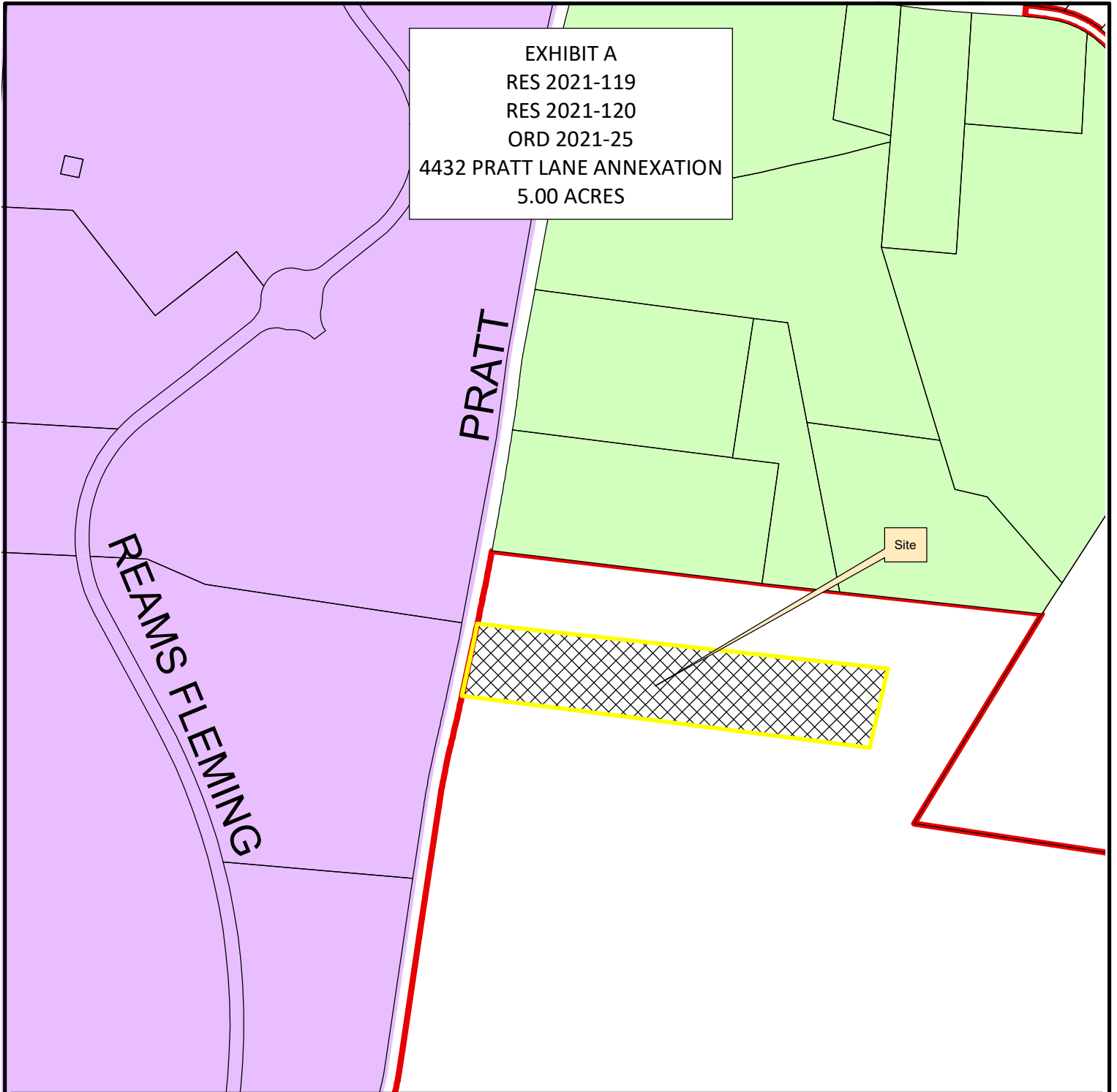


WILLIAMSON COUNTY PARCELS PARCEL REQUESTING ANNEXATION

April 29, 2021



EXHIBIT A
 RES 2021-119
 RES 2021-120
 ORD 2021-25
 4432 PRATT LANE ANNEXATION
 5.00 ACRES



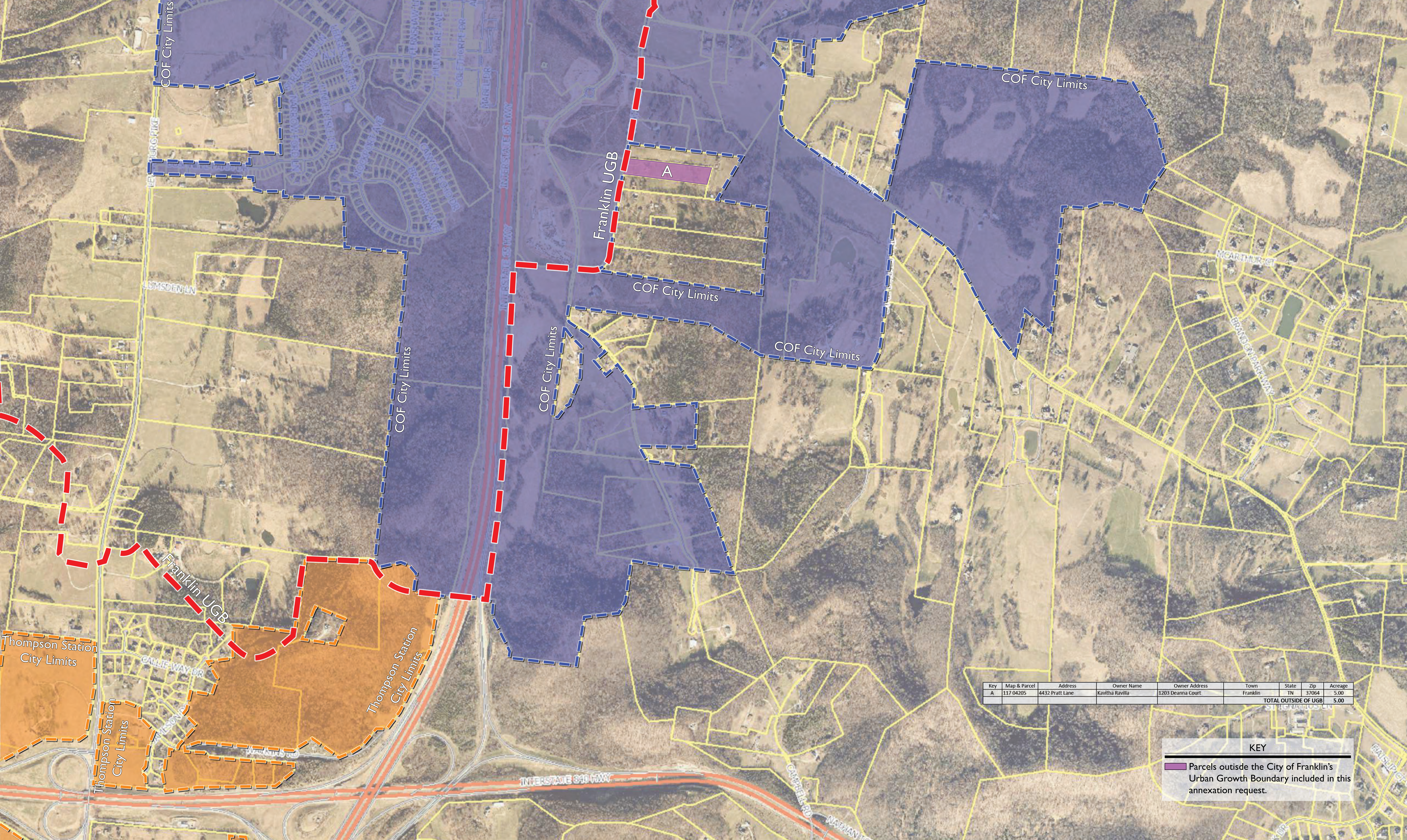
Legend

- | | |
|---------------------------------|------------------------------------|
| 4432 Pratt Lane | NC Neighborhood Commercial |
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WILLIAMSON COUNTY PARCELS PARCEL REQUESTING ANNEXATION

April 29, 2021

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8 th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5 th , and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 21-02180

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.
FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7596
Applicant: Greg Gamble, GDC
Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to zone the property at 4432 Pratt Lane Estate Residential (ER), should the Plan of Services, RES 2021-119, and Annexation, RES 2021-120, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

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:

FMPC recommends approval of Ordinance 2021-25 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-25.

ORDINANCE 2021-25

AN ORDINANCE TO ZONE 5.00 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF PEYTONSVILLE ROAD AND EAST OF PRATT LANE, LOCATED AT 4432 PRATT LANE.

WHEREAS, Kavitha Ravilla, ("Owner") of property located south of Peytons ville Road and east of Pratt Lane at 4432 Pratt Lane, as listed below an on Exhibit A ("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 as described in Resolution 2021-119 and annexed the property through referendum held on October 26, 2021; and

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

WHEREAS, the Estate Residential (ER) district provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts will be assigned after the area can be studied by the Planning and Sustainability Department and the land can be included in Envision Franklin; 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, zoned the following: **Estate Residential (ER) District:**

PREMISES CONSIDERED

Map-Parcel	Acres
117-42.05	5.00
Total	5.00

SECTION II. That the attached Location Map 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:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

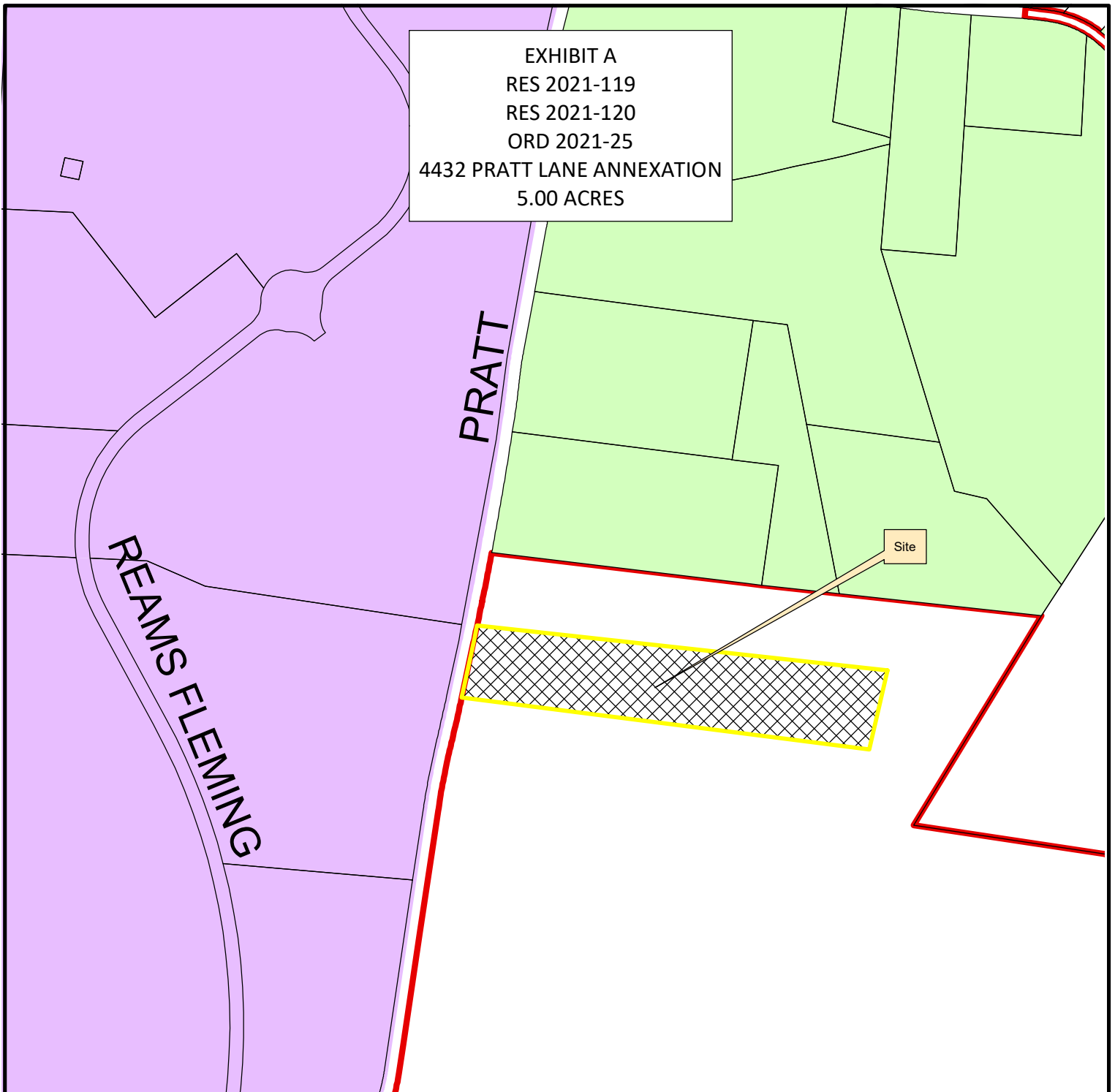
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES



Legend

- | | |
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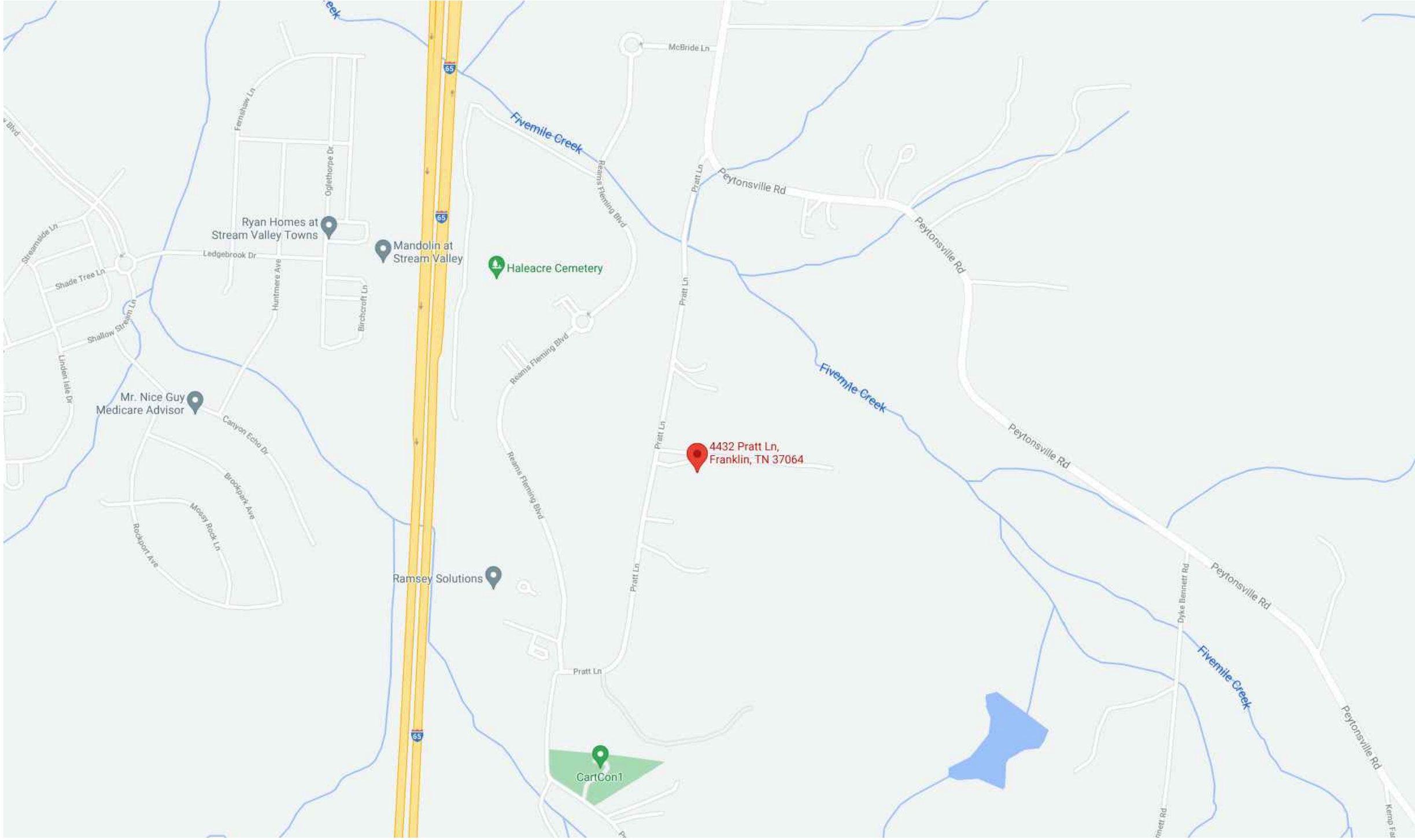


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Feet

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4432 PRATT LANE REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



SITE DATA

SUBDIVISION/DEVELOPMENT:	4432 PRATT LANE
COF PROJECT NUMBER:	MAP 117, PARCEL 04205
TAX MAP & PARCELS:	
ADDRESS	4432 PRATT LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	+/-5.001 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	N/A
ENVISION FRANKLIN:	N/A

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:

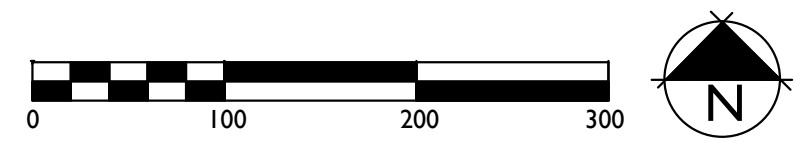
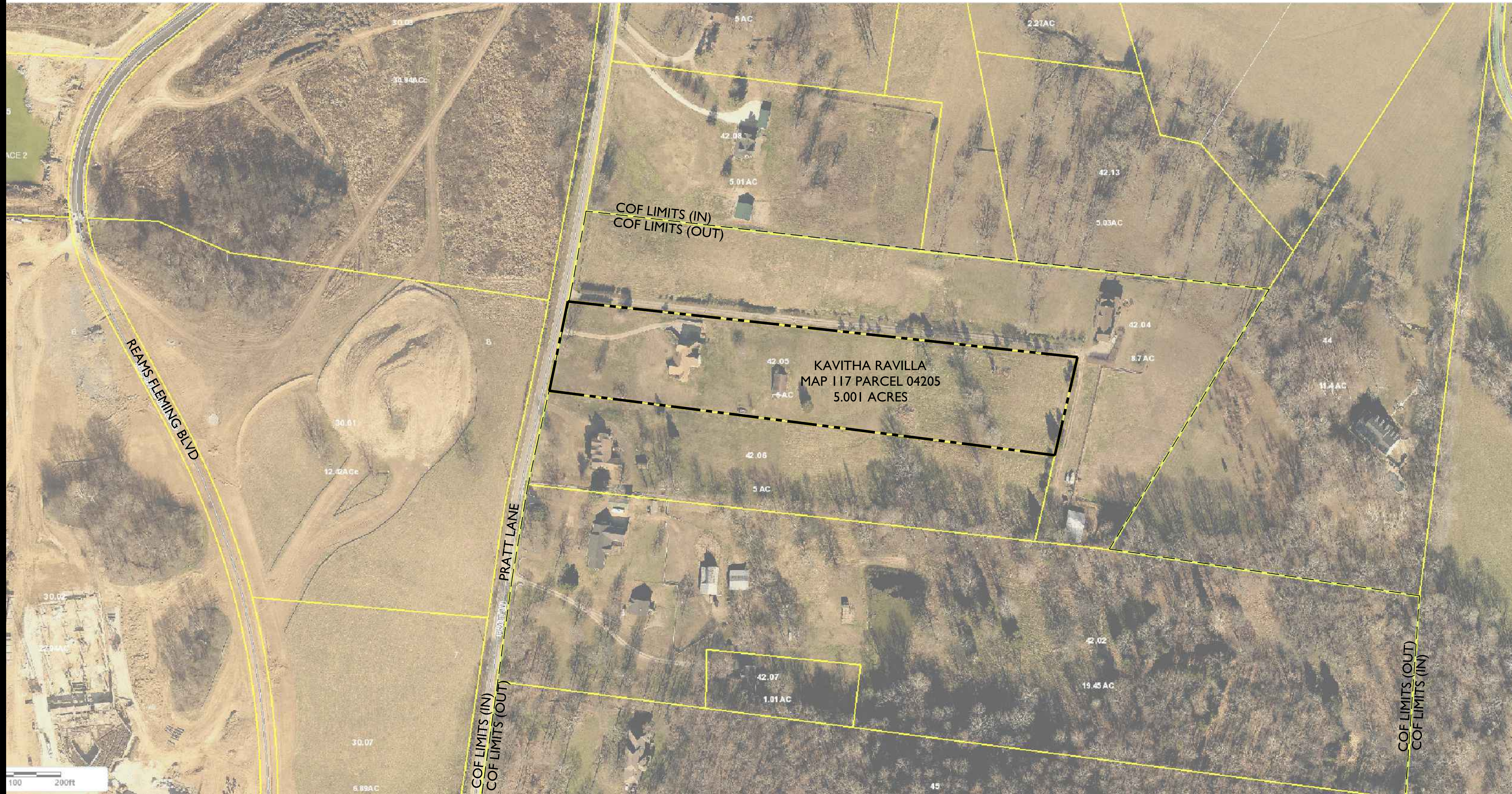
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

OWNER:

KAVITHA RAVILLA
1203 DEANNA CT
FRANKLIN, TN 37067

DATE: JUNE 10, 2021
COF #:





LEGAL DESCRIPTION FROM DEED:

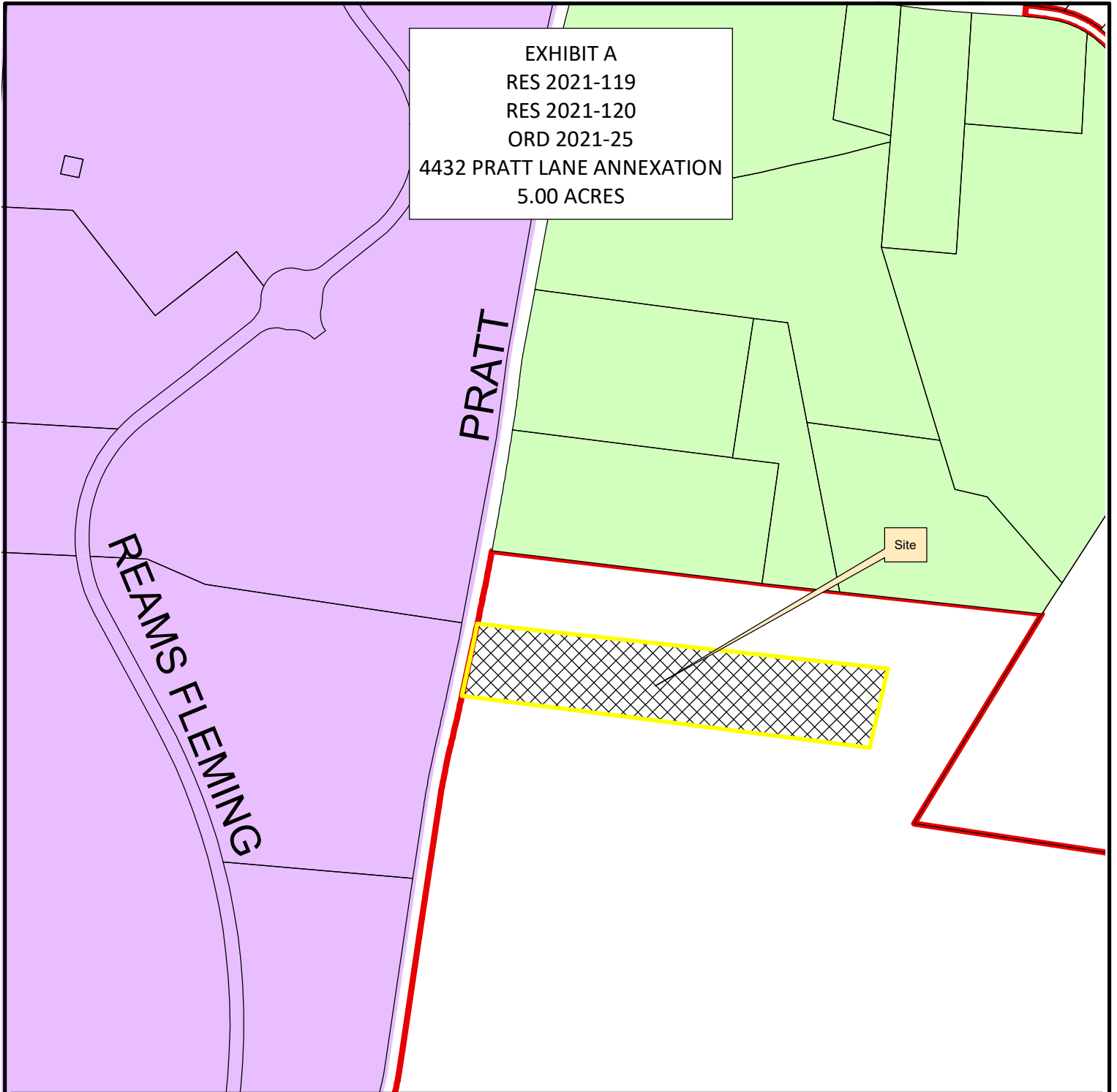
BEGINNING AT AN IRON PIN ON THE EAST R.O.W. LINE OF PRATT ROAD, SAID PIN LYING 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE PARENT TRACT AND BEING THE NORTHWEST CORNER OF TRACT 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2, BOTH OF THE SAME SUBDIVISION; THENCE WITH SAID R.O.W. LINE NORTH 13 DEGREES 47 MINUTES EAST, 200 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD ALONG A DIVISION LINE SOUTH 82 DEGREES 54 MINUTES EAST, 1097 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES 47 MINUTES WEST, 200 FEET TO AN IRON PIN, ALSO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH BOUNDARY OF SAID TRACT 1 NORTH 82 DEGREES 54 MINUTES WEST, 1097 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.001 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JOHN T. WHITE, TENNESSEE NO. 511, DATED 4-5-90.

BEING THE SAME PROPERTY CONVEYED TO BABUJI, LLC., A TENNESSEE LIMITED LIABILITY COMPANY FROM KAVITHA RAVILLA, MARRIED, IN A DEED DATED AUGUST 07, 2020 AND RECORDED AUGUST 07, 2020 IN BOOK 8130 PAGE 386.

Property known as, 4432 PRATT LANE, FRANKLIN, TN 37064

Revision	Date
△	_____
△	_____
△	_____
△	_____

EXHIBIT A
 RES 2021-119
 RES 2021-120
 ORD 2021-25
 4432 PRATT LANE ANNEXATION
 5.00 ACRES



Legend

- | | |
|---------------------------------|------------------------------------|
| 4432 Pratt Lane | NC Neighborhood Commercial |
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| ER Estate Residential District | DD Downtown District |
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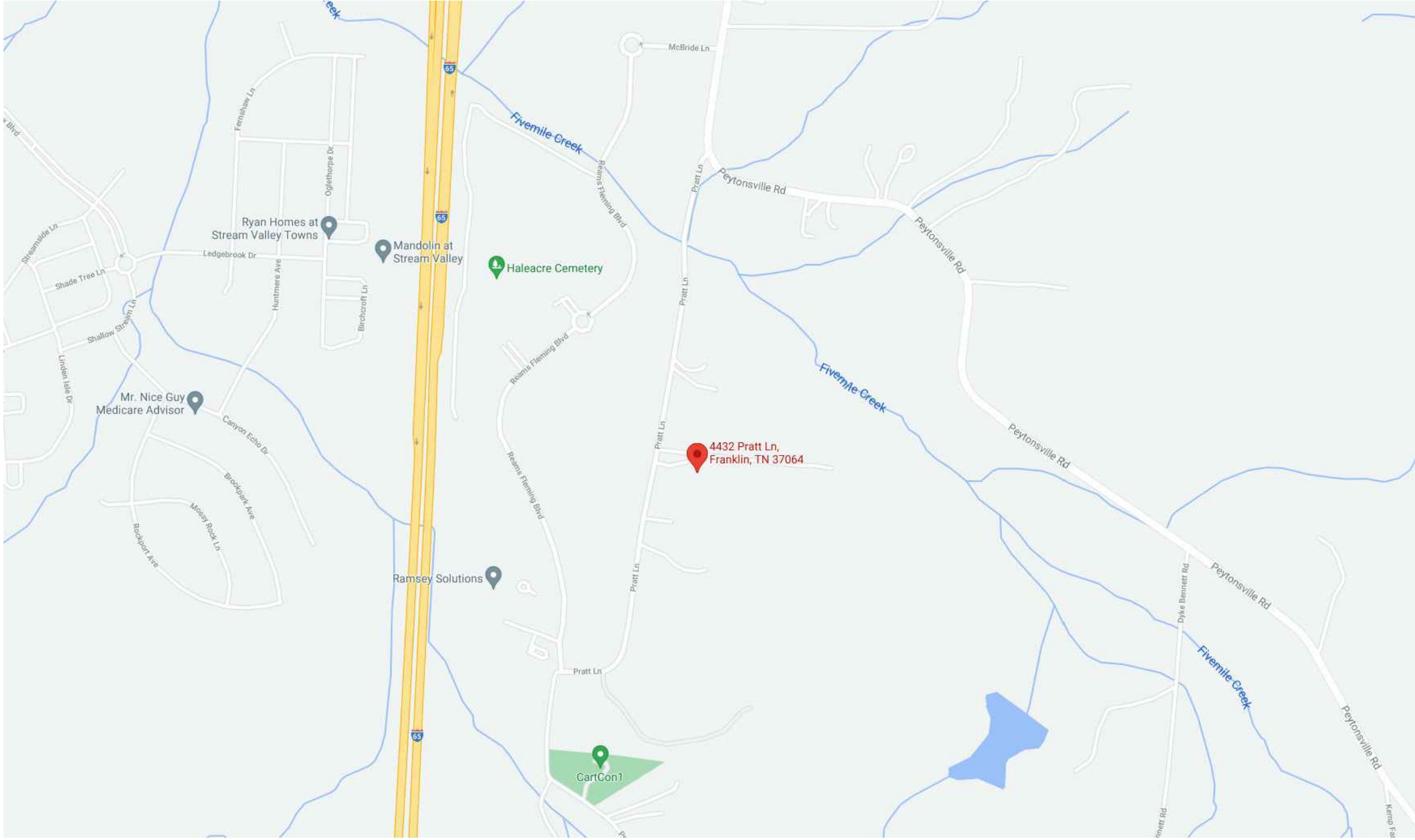


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 Feet

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4432 PRATT LANE REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



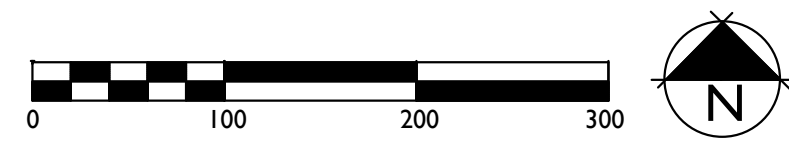
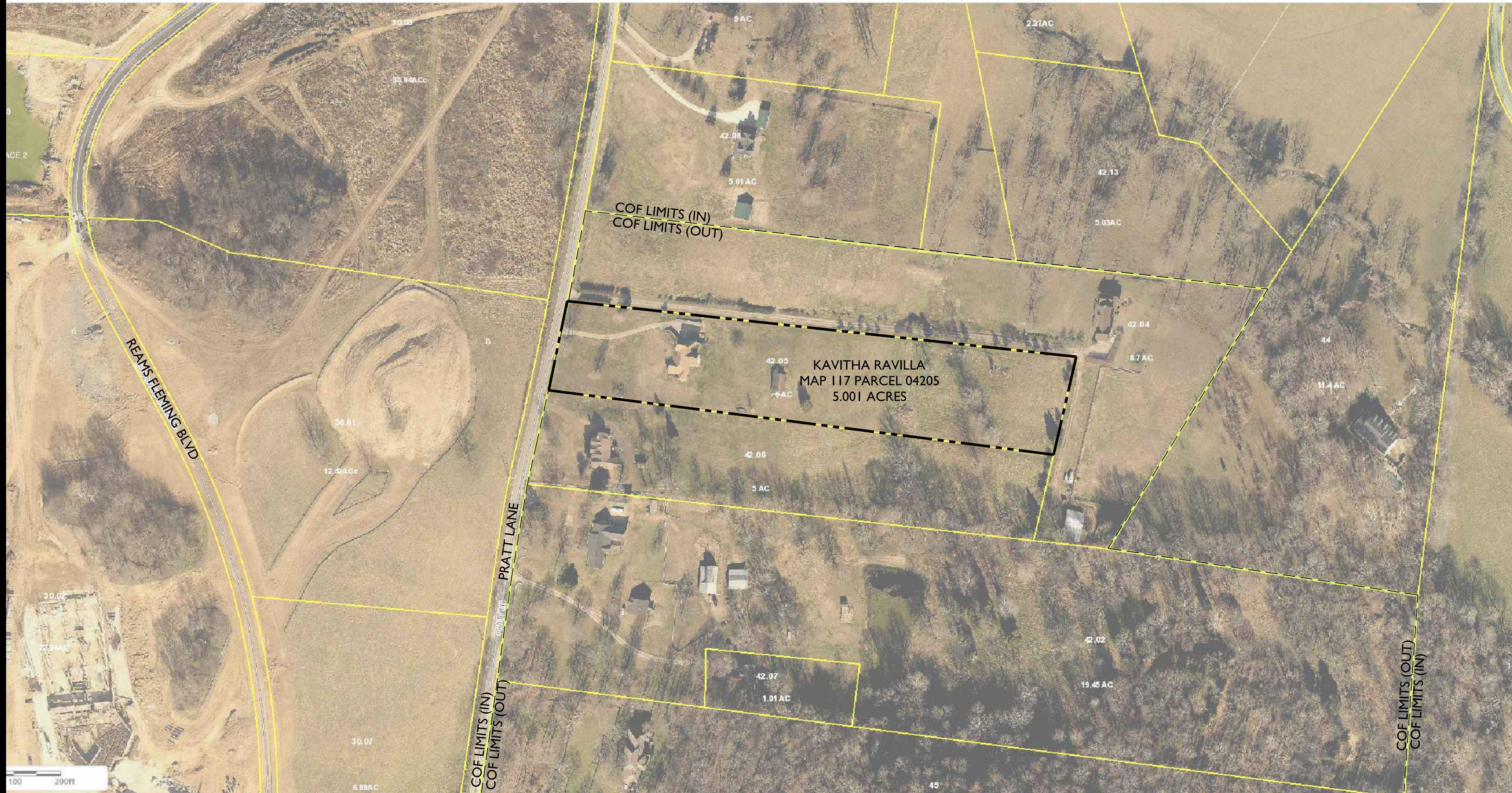
SITE DATA	
SUBDIVISION/DEVELOPMENT:	4432 PRATT LANE
COF PROJECT NUMBER:	MAP 117, PARCEL 04205
TAX MAP & PARCELS:	
ADDRESS	4432 PRATT LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	+/-5.001 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	N/A
ENVISION FRANKLIN:	N/A

SHEET INDEX	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

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:
KAVITHA RAVILLA
1203 DEANNA CT
FRANKLIN, TN 37067

DATE: JUNE 10, 2021
COF #:



LEGAL DESCRIPTION FROM DEED:

BEGINNING AT AN IRON PIN ON THE EAST R.O.W. LINE OF PRATT ROAD, SAID PIN LYING 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE PARENT TRACT AND BEING THE NORTHWEST CORNER OF TRACT 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2, BOTH OF THE SAME SUBDIVISION; THENCE WITH SAID R.O.W. LINE NORTH 13 DEGREES 47 MINUTES EAST, 200 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD ALONG A DIVISION LINE SOUTH 82 DEGREES 54 MINUTES EAST, 1097 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES 47 MINUTES WEST, 200 FEET TO AN IRON PIN, ALSO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH BOUNDARY OF SAID TRACT 1 NORTH 82 DEGREES 54 MINUTES WEST, 1097 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.001 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JOHN T. WHITE, TENNESSEE NO. 511, DATED 4-5-90.

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Property known as, 4432 PRATT LANE, FRANKLIN, TN 37064

Revision Date
△ _____
△ _____
△ _____
△ _____

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8 th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5 th , and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 21-02181

DATE: July 19, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.
FMPC 7/22/21, 8-0 Disapproval

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7576
Applicant: Greg Gamble, GDC
Owner: Cumberland and Western Resources, LLC, Greg Betterton, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to adjust the location of the Hillside Hillcrest Overlay (HHO) district for the property located at 354 Franklin Road. The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay.

The subject property consists of approximately 202 acres and is located east of Franklin Road and south of Mack Hatcher within the vicinity of Roper's Knob. The proposed HHO line fails to protect the existing tree line, particularly on the eastern portion of the property, and does not meet the intent and purpose of the HHO. It was apparent to staff, while on the site visit, that the base of the hill fell along the existing tree line. Staff believes that moving the HHO beyond the tree line would allow for the potential of the tree line to be removed, and for development to be built at a height that would begin to block the viewshed of this natural resource. Additionally, by locating the HHO line closer to the steeper grade, new development would further disrupt the viewshed of Roper's Knob and the surrounding area. Therefore, Staff does not support the proposed re-structuring of the HHO line for this property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends disapproval of Ordinance 2021-29 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen deny Ordinance 2021-29.

ORDINANCE 2021-29

**AN ORDINANCE TO ADJUST BOUNDARIES OF THE HILLSIDE HILLCREST OVERLAY (HHO)
FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST OF
FRANKLIN ROAD, AT 354 FRANKLIN ROAD.**

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

WHEREAS, the Hillside Hillcrest Overlay (HHO) provides protection to the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed; 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 have, and has hereby, the **HHO** adjusted to the proposed boundary as specified on Exhibit A:

PREMISES CONSIDERED	
Map-Parcel	Acres
063-28.00	202.58
Total	202.58

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

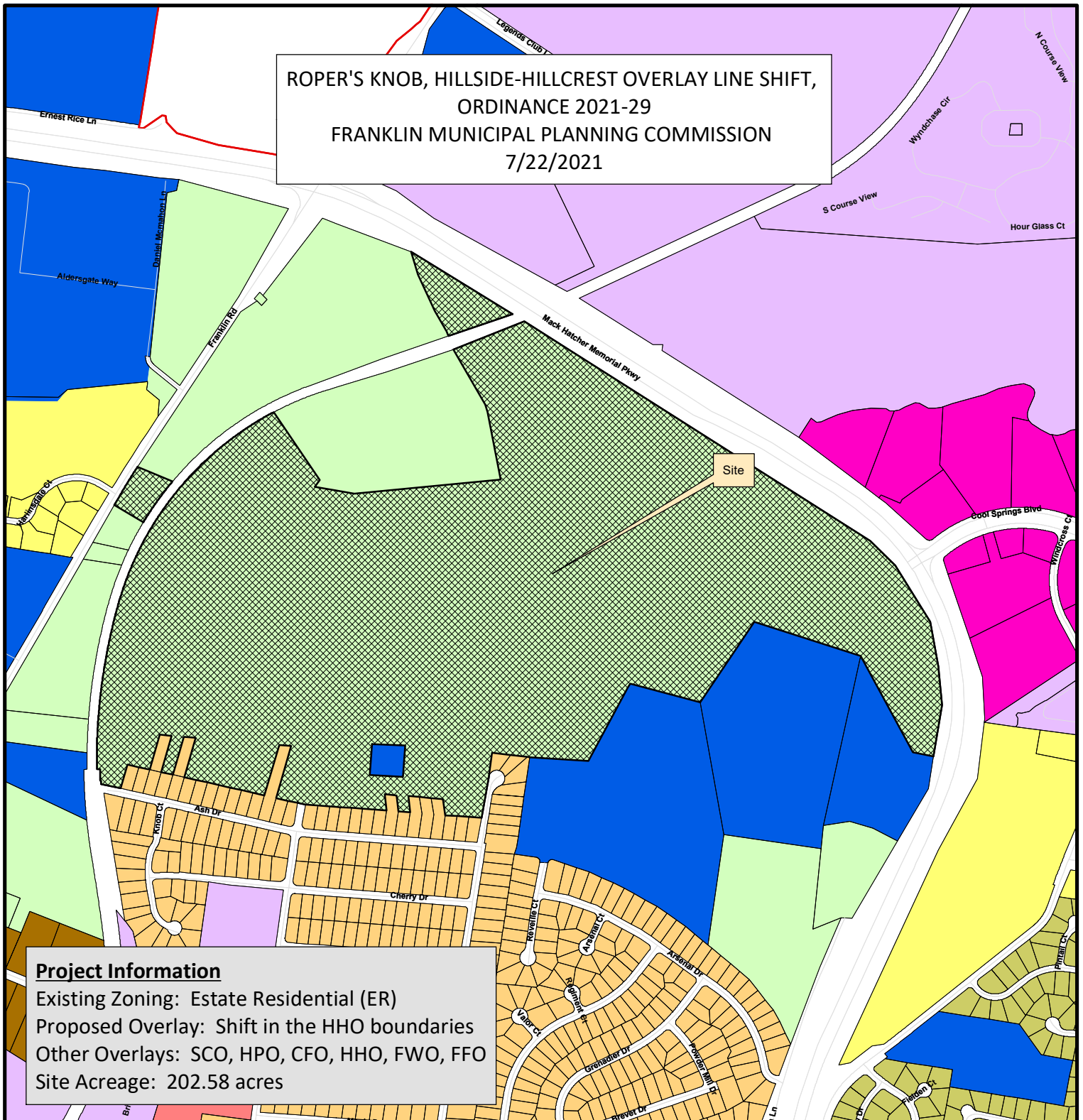
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ROPER'S KNOB, HILLSIDE-HILLCREST OVERLAY LINE SHIFT,
ORDINANCE 2021-29
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

Existing Zoning: Estate Residential (ER)

Proposed Overlay: Shift in the HHO boundaries

Other Overlays: SCO, HPO, CFO, HHO, FWO, FFO

Site Acreage: 202.58 acres

- | | | |
|--------------------------------|------------------------------------|------------------------------|
| Ropers Knob HHO | OR Office Residential District | LI Light Industrial District |
| AG Agricultural District | CI Civic Institutional District | HI Heavy Industrial District |
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Feet

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TWM

CONSULTING ENGINEERING
GEOSPATIAL SERVICES

504 AUTUMN SPRINGS COURT
SUITES B-14 & B-15
FRANKLIN, TN 37067

TEL: (615) 778-0863
FAX: (615) 778-0865
EMAIL: info@twm-nc.com

PROPOSED HHO OVERLAY EXHIBIT

City of Franklin
9th Civil District
Williamson County, Tennessee

354 FRANKLIN ROAD

FOR:
Cumberland & Western Resources, LLC

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KEN SHREEVE, PLS, CFS

REGISTERED PROFESSIONAL SURVEYOR
AGRICULTURE
Tennessee No. 2989

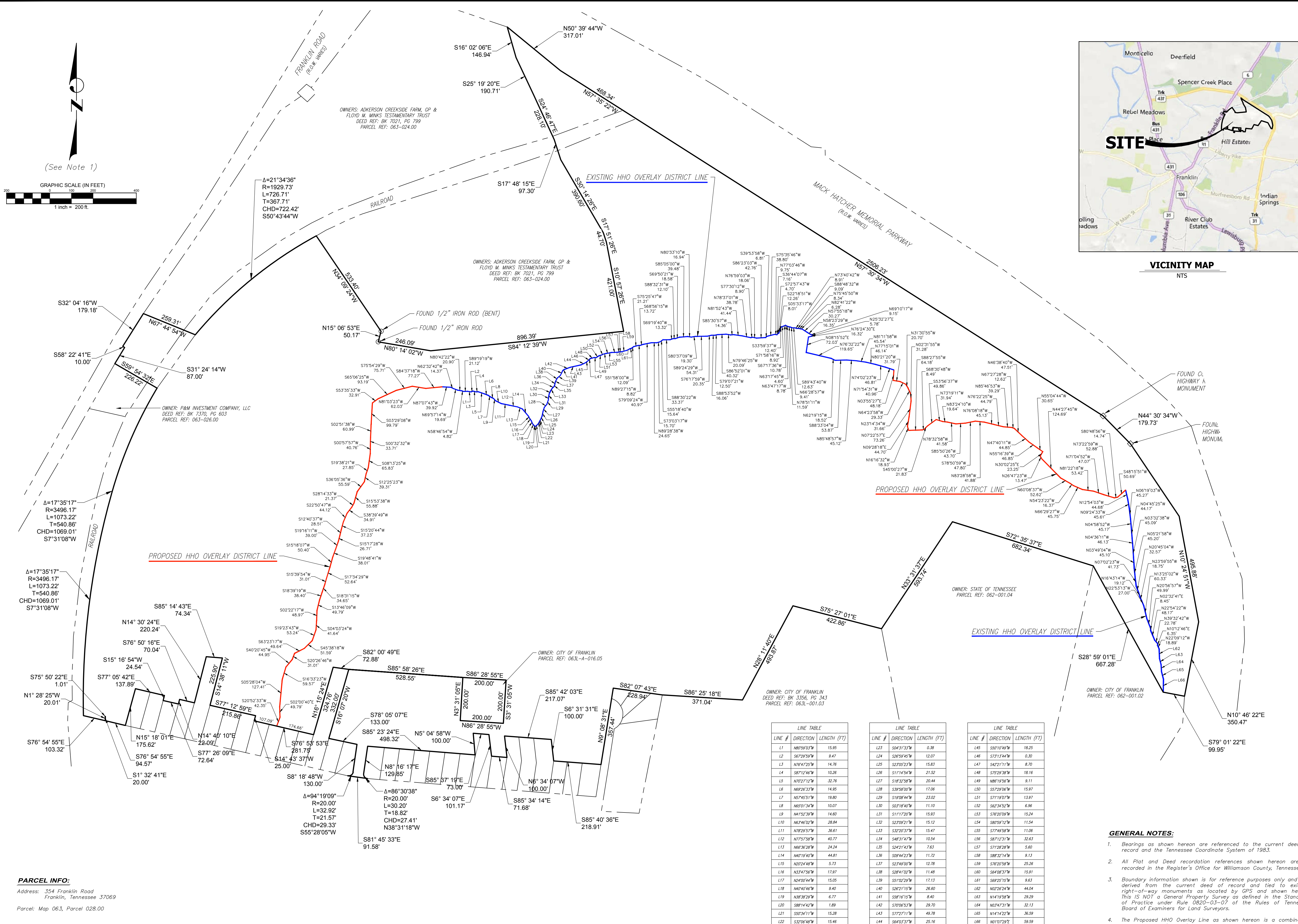
This survey has been signed and sealed digitally.

PROJECT NO: 210634
DRAWN BY: JAD/KRS
CHECKED BY: KRS
APPROVED BY: KRS
DATE: 06-09-2021

SCALE: 1"=200'



VICINITY MAP
NTS

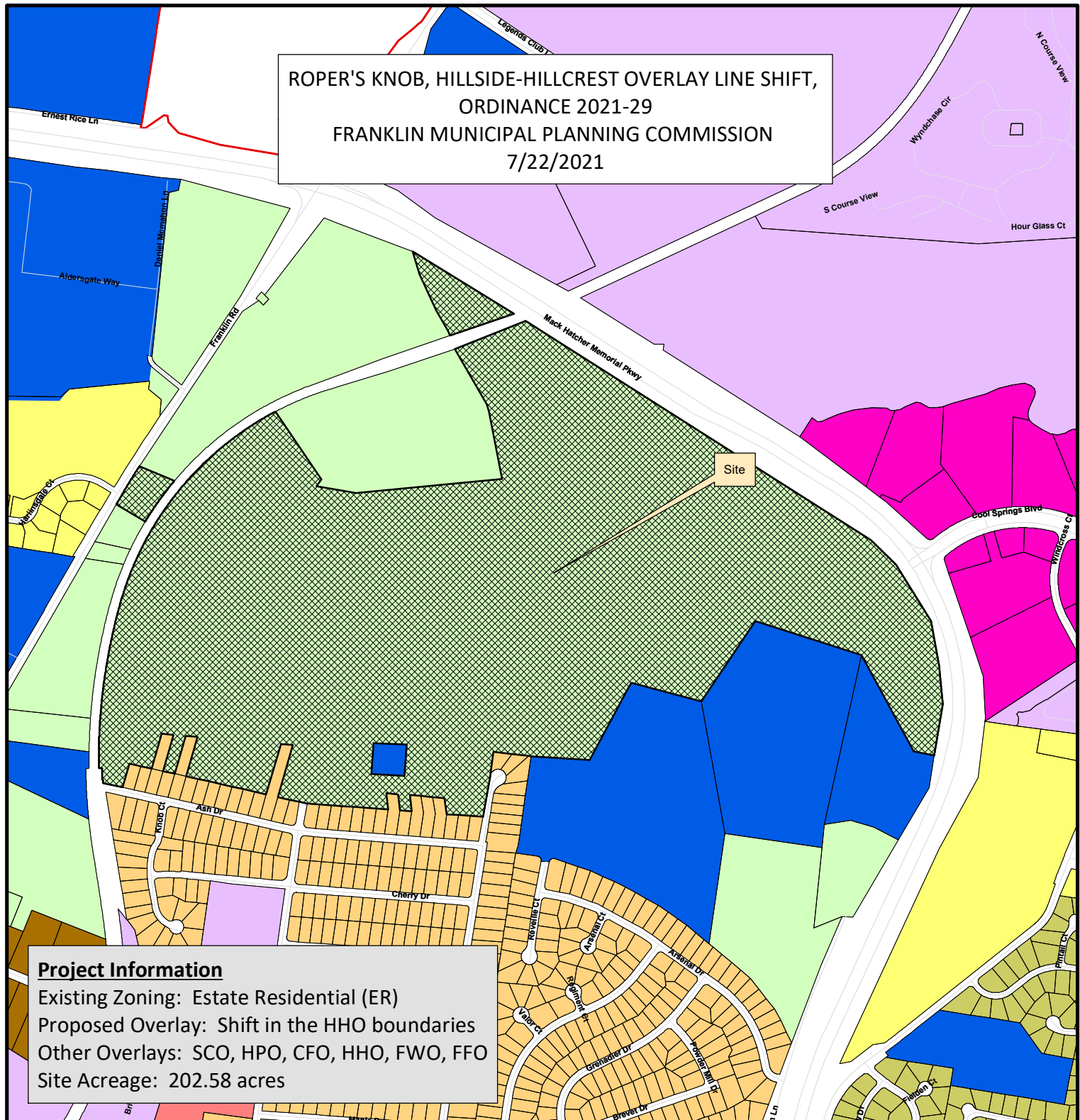


- GENERAL NOTES:**
- Bearings as shown hereon are referenced to the current deed of record and the Tennessee Coordinate System of 1983.
 - All Plot and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
 - Boundary information shown is for reference purposes only and was derived from the current deed of record and tied to existing right-of-way monuments as located by GPS and shown hereon. This is NOT a General Property Survey as defined in the Standards of Practice under Rule 0820-03-07 of the Rules of Tennessee Board of Examiners for Land Surveyors.
 - The Proposed HHO Overlay Line as shown hereon is a combination of the original (current) HHO Overlay District line from the Franklin GIS Data Layer and GPS field locations of flags placed on the ground to delineate the proposed revisions to the District line.

PARCEL INFO:
Address: 354 Franklin Road
Franklin, Tennessee 37069
Parcel: Map 063, Parcel 028.00

DEED REFERENCE
Being the same property conveyed to Cumberland & Western Resources, LLC, by Quitclaim Deed of record in Book No. 6303, Page 907, Register's Office for Williamson County, Tennessee.

ROPER'S KNOB, HILLSIDE-HILLCREST OVERLAY LINE SHIFT,
ORDINANCE 2021-29
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information
Existing Zoning: Estate Residential (ER)
Proposed Overlay: Shift in the HHO boundaries
Other Overlays: SCO, HPO, CFO, HHO, FWO, FFO
Site Acreage: 202.58 acres

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



0 250 500 1,000
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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354 FRANKLIN ROAD REZONING REQUEST

JULY 1, 2021
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

COF PROJECT NUMBER:	7576
PARCEL(S):	MAP 063, PARCEL 028
ADDRESS:	354 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	202.58 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	ER
DESIGN CONCEPT:	CONSERVATION, CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	HHO, 500' HHO BUFFER, FWO, FFO, CFO, HPO, SCO

REZONING JUSTIFICATION

THE HILLTOP HILLSIDE OVERLAY ZONE WAS APPLIED TO THIS PROPERTY TO SAVE AND PROTECT THE SIGNIFICANT NATURAL RESOURCE AND HISTORIC RESOURCE OF THE HILLS ASSOCIATED WITH ROPER'S KNOB. THE WESTERN AND NORTHERN EDGES OF THE HILLTOP HILLSIDE OVERLAY CURRENTLY COVER LAND THAT IS OPEN FIELD, CONTAINS BARNS, AND INCLUDES SLOPES THAT ARE MANMADE. THE CURRENT HILLTOP HILLSIDE OVERLAY LINE DOES NOT FOLLOW SPECIFIC CONTOUR ELEVATIONS AND IT IS OUR UNDERSTANDING THAT IT WAS NOT INTENDED TO. ONE CRITERIA THAT ESTABLISHES THE HILLTOP HILLSIDE OVERLAY LINE ARE THE SIGHT LINES FROM ARTERIAL ROADS, SUCH AS FRANKLIN ROAD AND MACK HATCHER. OTHER CRITERIA INCLUDE NATURALLY OCCURRING SLOPES OF 20% OR GREATER, THE PRESENCE OF COLLUVIAL SOILS, AND TREE CANOPY COVERAGE.

THE MANMADE FEATURES OF THE PROPERTY ARE IN LARGE PART OPEN FIELDS LOCATED BELOW THE SIGHTLINES FROM FRANKLIN ROAD AND MACK HATCHER PARKWAY, AND INCLUDE AREAS GRADED TO FLATTEN FIELDS. THESE AREAS ARE PROPOSED TO BE REMOVED FROM THE HHO OVERLAY ZONE. THE PROPOSED NEW HILLTOP HILLSIDE OVERLAY LINE DOES NOT FOLLOW A SPECIFIC CONTOUR LINE, AND INSTEAD FOLLOWS EXISTING TREELINES AND WOODLAND EDGES WHERE THE LAND HAS NOT BEEN DISTURBED OR GRADED, AND WHERE NATURALLY OCCURRING SLOPES ARE MORE IN THE RANGE OF 14%. THE NEW PROPOSED LINE IS BELOW THE SIGHTLINES FROM FRANKLIN ROAD AND MACK HATCHER, AND DOES PROTECT THE HISTORIC RESOURCE OF THE ROPER'S KNOB HILLS.

THE CITY OF FRANKLIN ZONING ORDINANCE DOES NOT RESTRICT THE DEVELOPMENT OF MANMADE SLOPES THAT ARE 14% OR GREATER WHEN LOCATED OUTSIDE OF AN HHO ZONE. MUCH OF THE LAND OVERLAYED BY THE CURRENT HILLTOP HILLSIDE OVERLAY IN THESE EDGE AREAS IS LESS THAN 10% OR HAS BEEN SHAPED THROUGH GRADING.

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
C2.0	OVERALL SLOPE ANALYSIS
C3.0	OVERALL AERIAL



RESUBMITTAL DATE: July 1, 2021



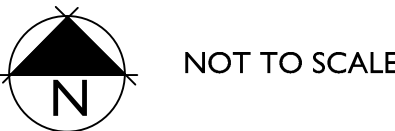
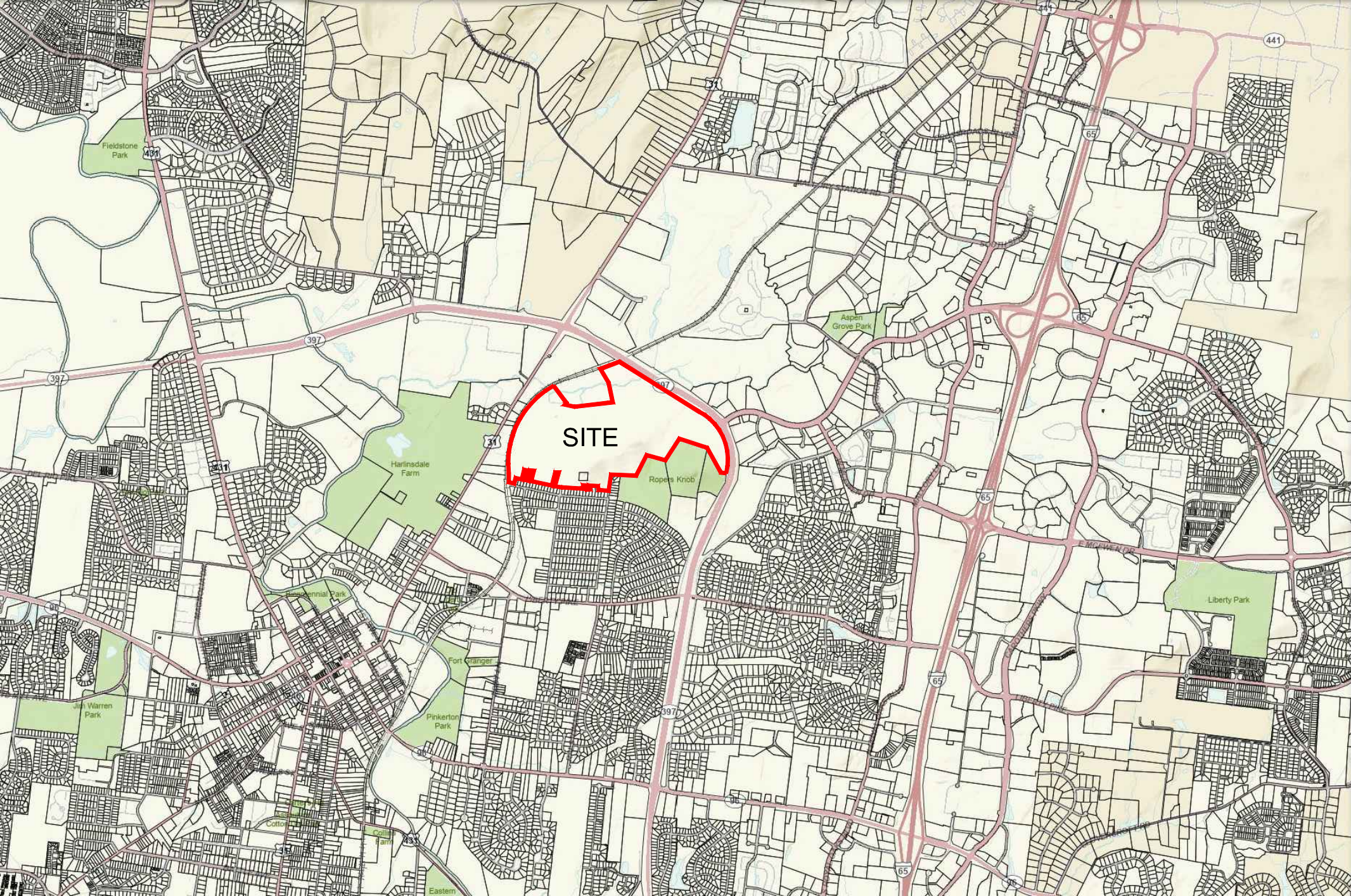
PARCELS
063 02800 00008063

PARCEL OWNERS

OWNER
CUMBERLAND & WESTERN RESOURCES LLC
2200 LAPSLEY LN
BOWLING GREEN, KY 42103
OWNER REPRESENTATIVE: GREG BETTERTON
941-488-4422
greg@bettertonlaw.com

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

SURVEYOR:
HARRAH AND ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
SUITE 400
BRENTWOOD, TN 37027
615-778-0863
rogerh@harrahgroup.com



STATEMENT OF IMPACTS

WATER FACILITIES
A PORTION OF THE SITE IS PROVIDED BY THE CITY OF FRANKLIN AND THE OTHER PORTION OF THE SITE IS PROVIDED BY MALLORY VALLEY.

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: FRANKLIN POLICE DEPARTMENT
900 COLUMBIA AVE, FRANKLIN, TN 37064 (2 MILES)

NEAREST FIRE STATION: FRANKLIN FIRE STATION 2
907 MURFREESBORO ROAD, FRANKLIN, TN 37064
(3.2 MILES)

NEAREST RECREATIONAL FACILITY: ROPER'S KNOB (ADJACENT PROPERTY)

PROJECTED STUDENT POPULATION
N/A

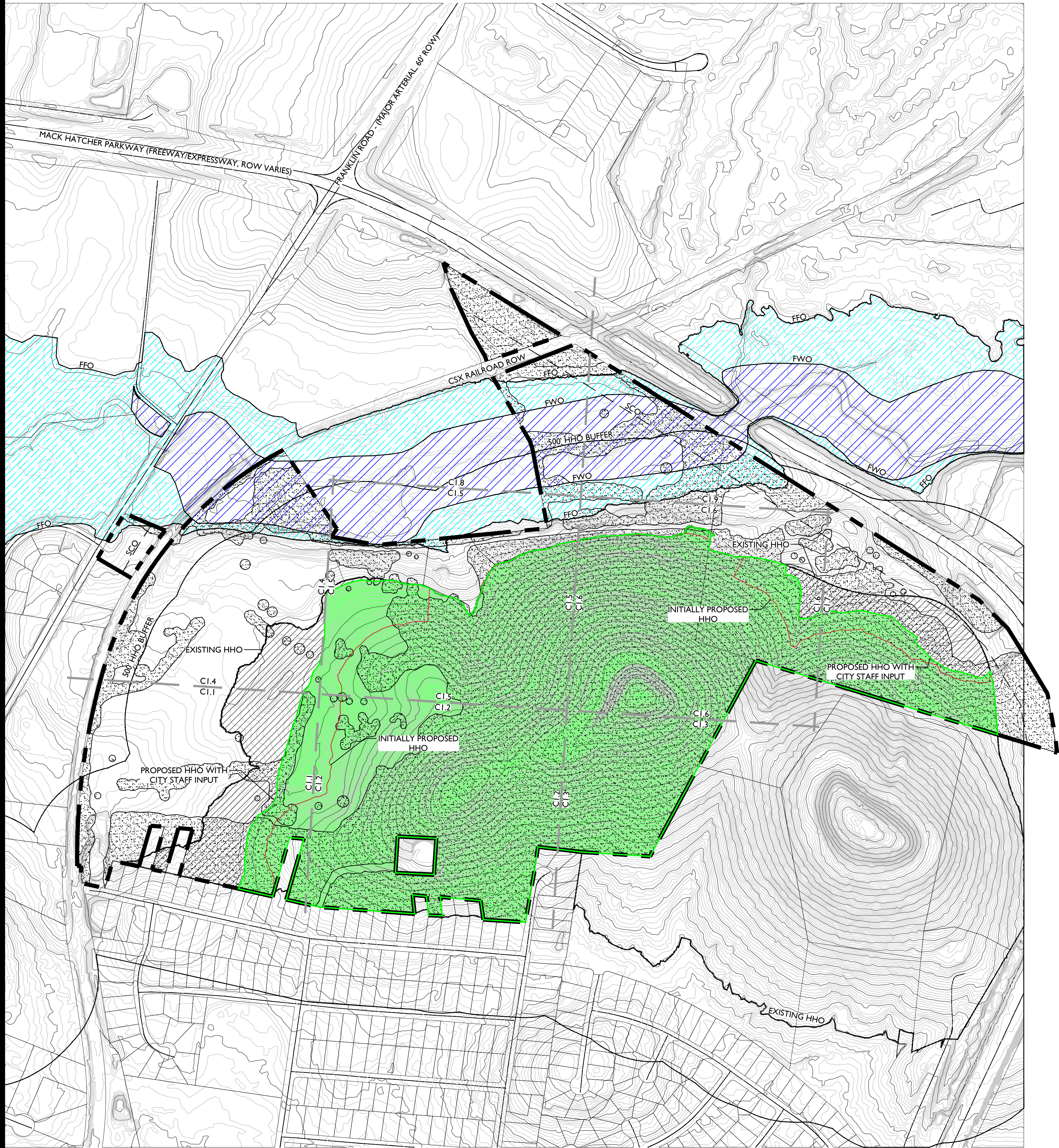
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
FRANKLIN ROAD
MACK HATCHER PWKY

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.



SITE DATA

COF PROJECT NUMBER: 7576
PARCEL(S): MAP 063, PARCEL 028
ADDRESS: 354 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE

EXISTING SITE ACREAGE: 202.58 AC

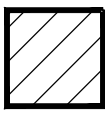
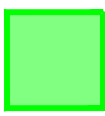
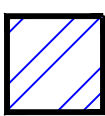
EXISTING ZONING: ER
PROPOSED ZONING: ER
DESIGN CONCEPT: CONSERVATION, CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS: HHO, 500' HHO BUFFER, FWO, FFO, CFO, HPO, SCO

PARCEL OWNERS

CUMBERLAND & WESTERN RESOURCES
2200 LAPSLEY LANE
BOWLING GREEN, KY 42103

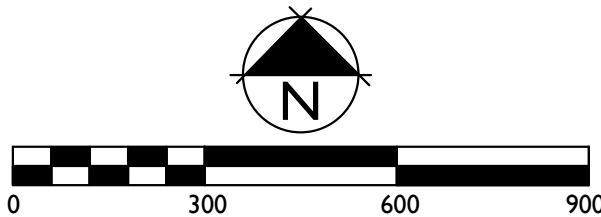
HHO AREA CHART:

HHO AREA:	EXISTING	REMOVED	PROPOSED
	4,872,873 SF	619,531 SF	4,253,342 SF

-  EXISTING HHO (PROPOSED TO BE ALTERED)
-  PROPOSED HHO WITH CITY STAFF INPUT
-  INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
-  FFO
-  FWO
-  EXISTING TREE CANOPY

NOTES:

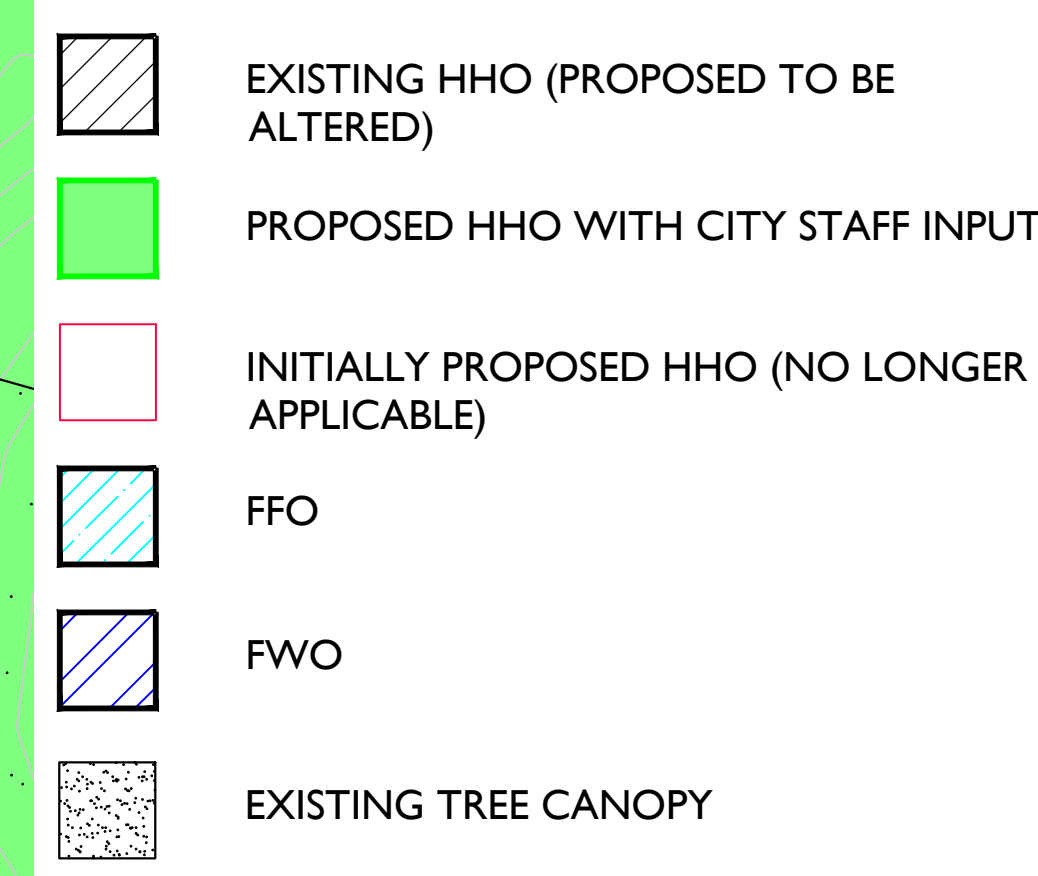
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

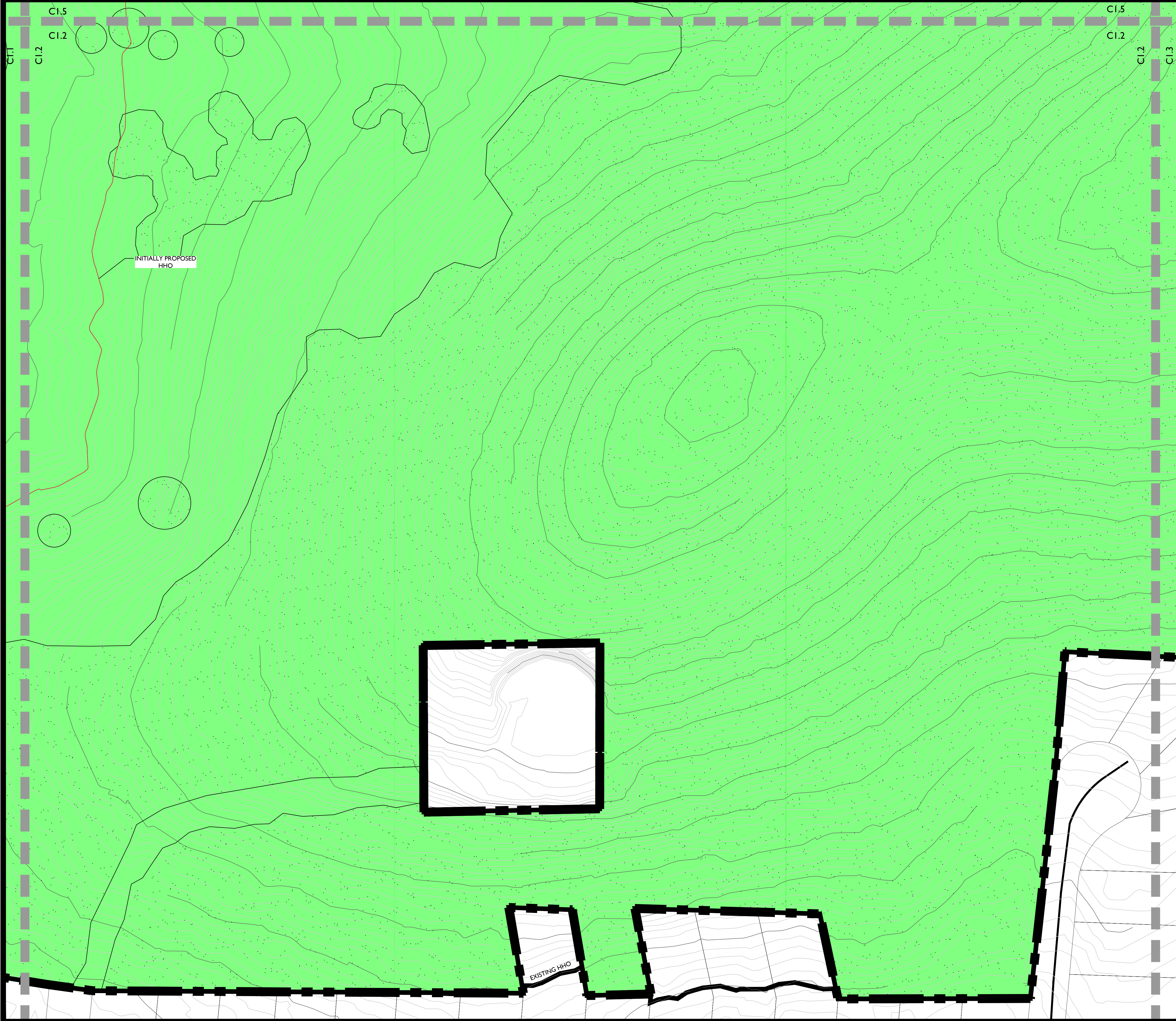


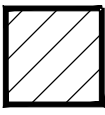
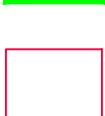
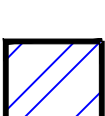
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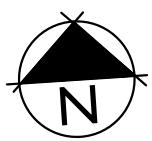
OVERALL
EXISTING
CONDITIONS

SHEET
CI.0
COF 7576

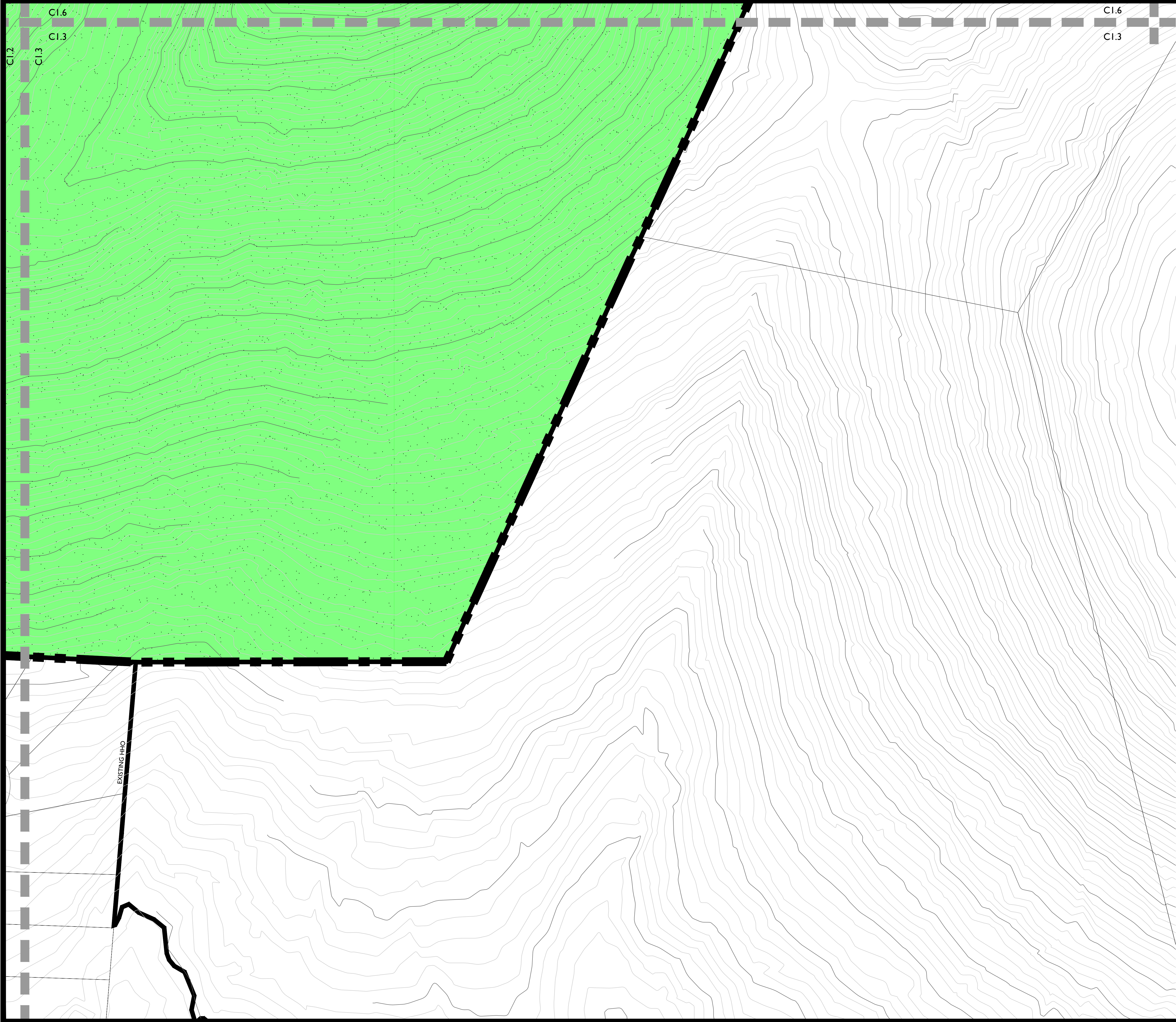


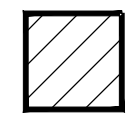
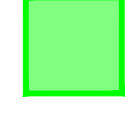
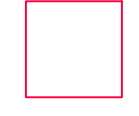
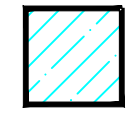
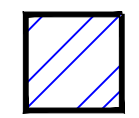


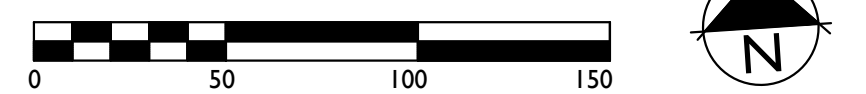
-  EXISTING HHO (PROPOSED TO BE ALTERED)
-  PROPOSED HHO WITH CITY STAFF INPUT
-  INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
-  FFO
-  FWO
-  EXISTING TREE CANOPY



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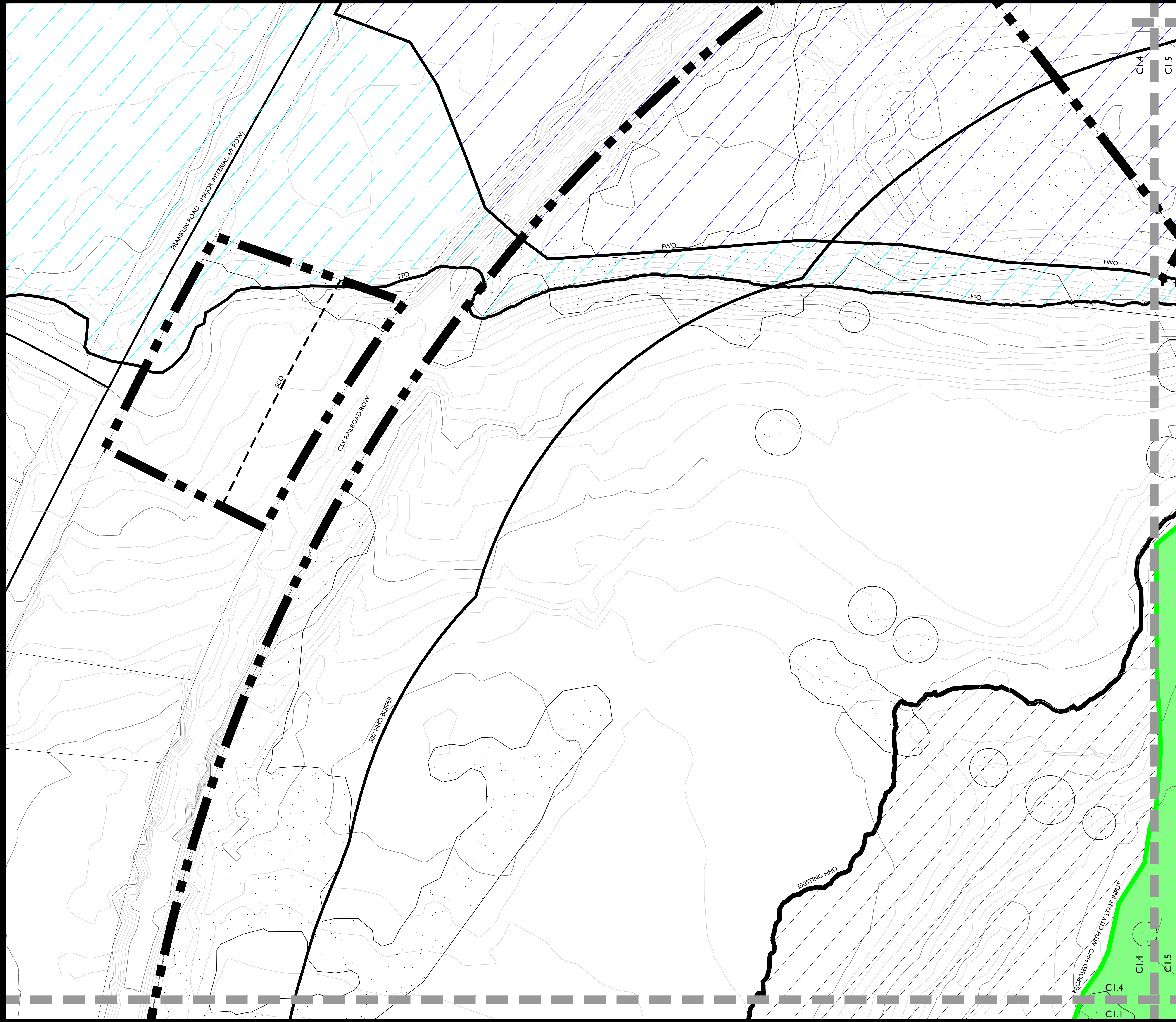
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-  INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
-  FFO
-  FWO
-  EXISTING TREE CANOPY



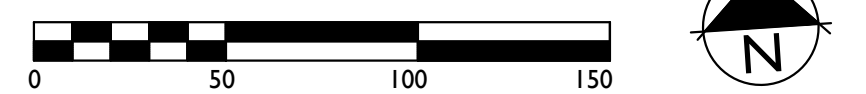
**354 FRANKLIN ROAD
REZONING REQUEST**
Franklin, Williamson County, Tennessee



Revision	Date
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- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
REZONING REQUEST
Franklin, Williamson County, Tennessee

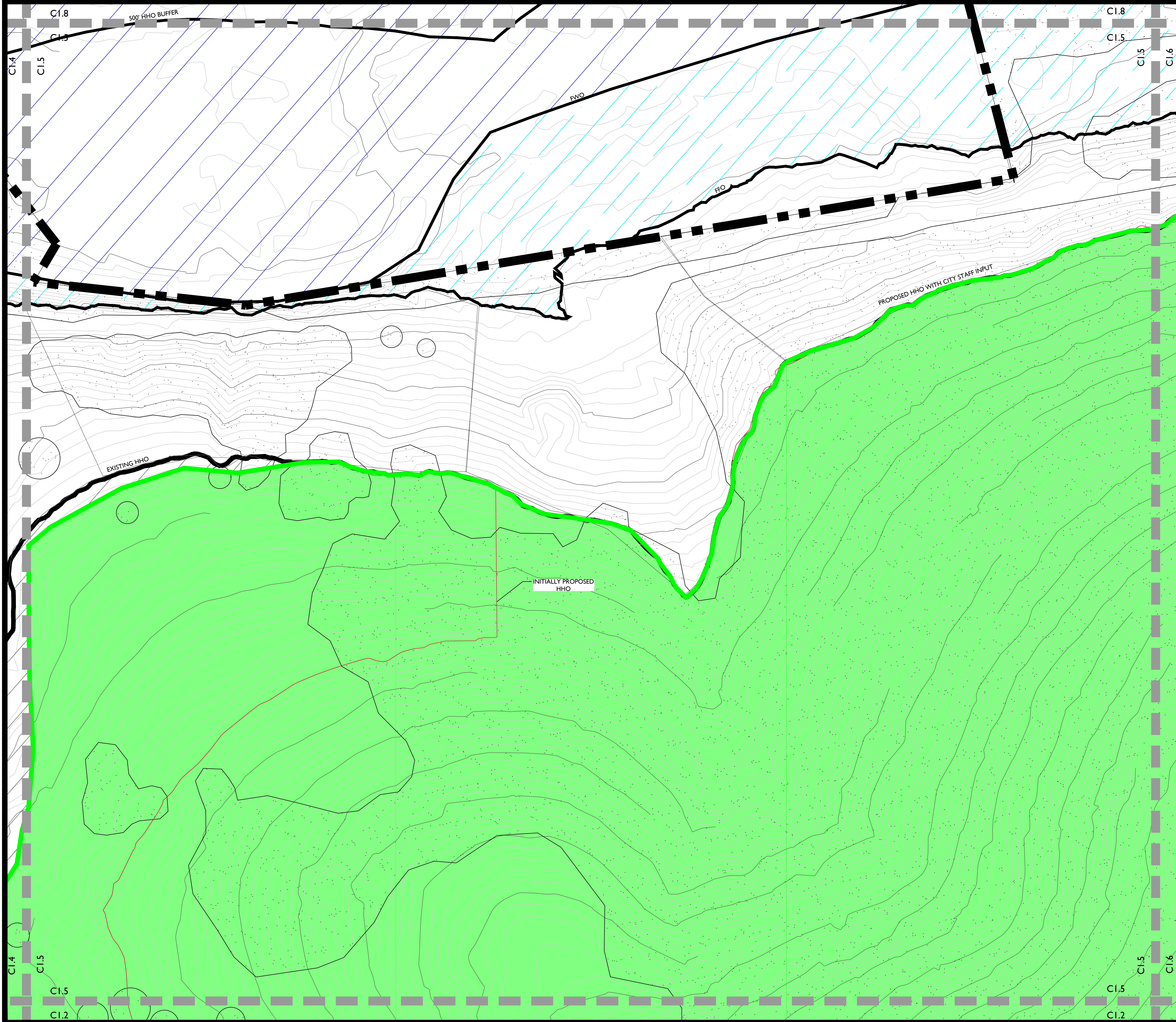


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EXISTING
CONDITIONS
ENLARGEMENT

SHEET
C1.4

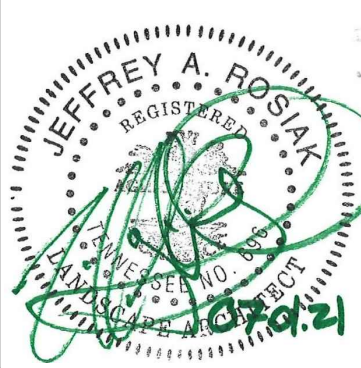
COF 7576
Page 111 of 264



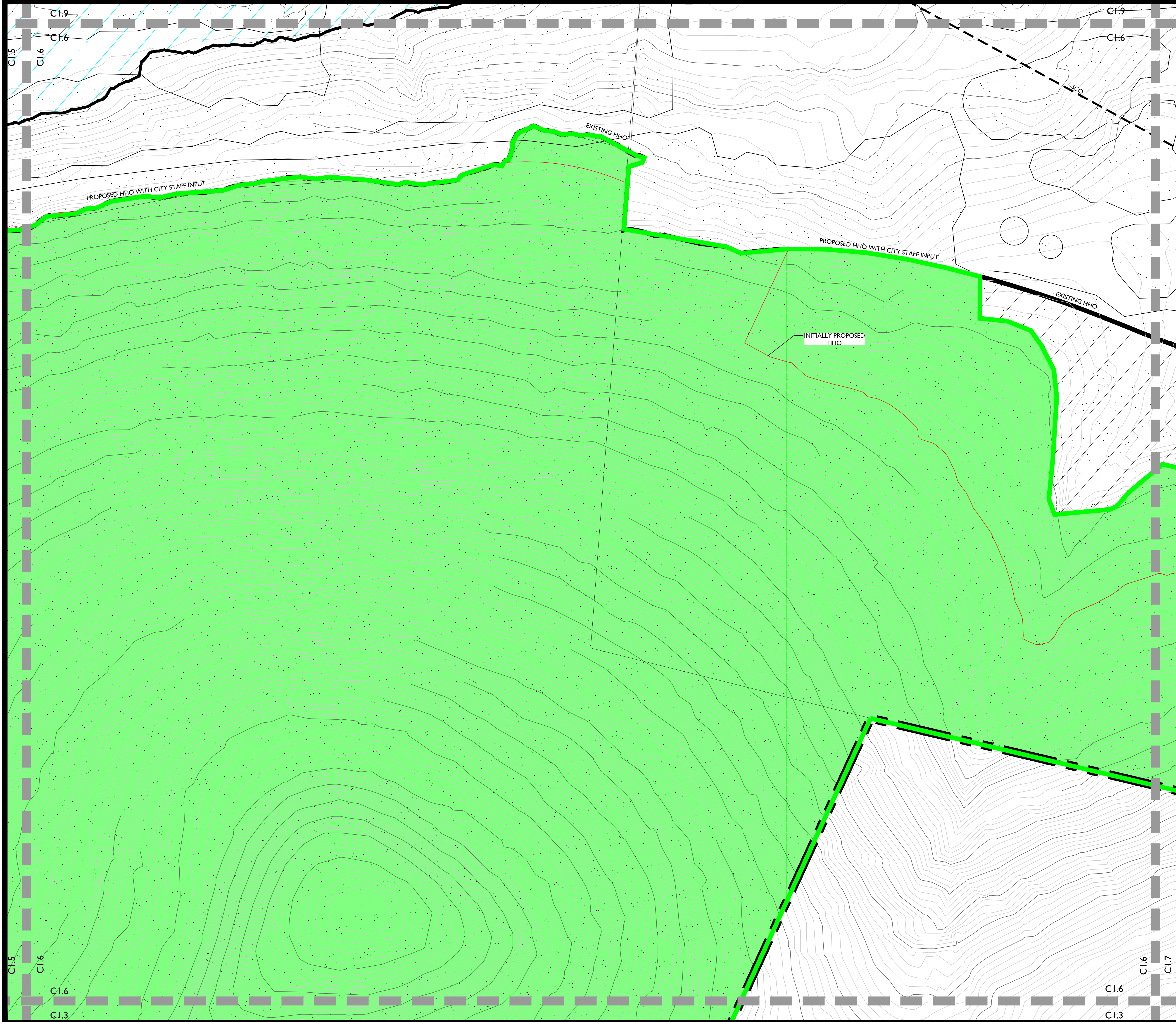
- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY



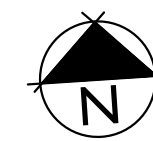
**354 FRANKLIN ROAD
REZONING REQUEST**
Franklin, Williamson County, Tennessee



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- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY



**354 FRANKLIN ROAD
REZONING REQUEST**
Franklin, Williamson County, Tennessee



Revision	Date
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EXISTING
CONDITIONS
ENLARGEMENT

SHEET
Cl.6



- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY



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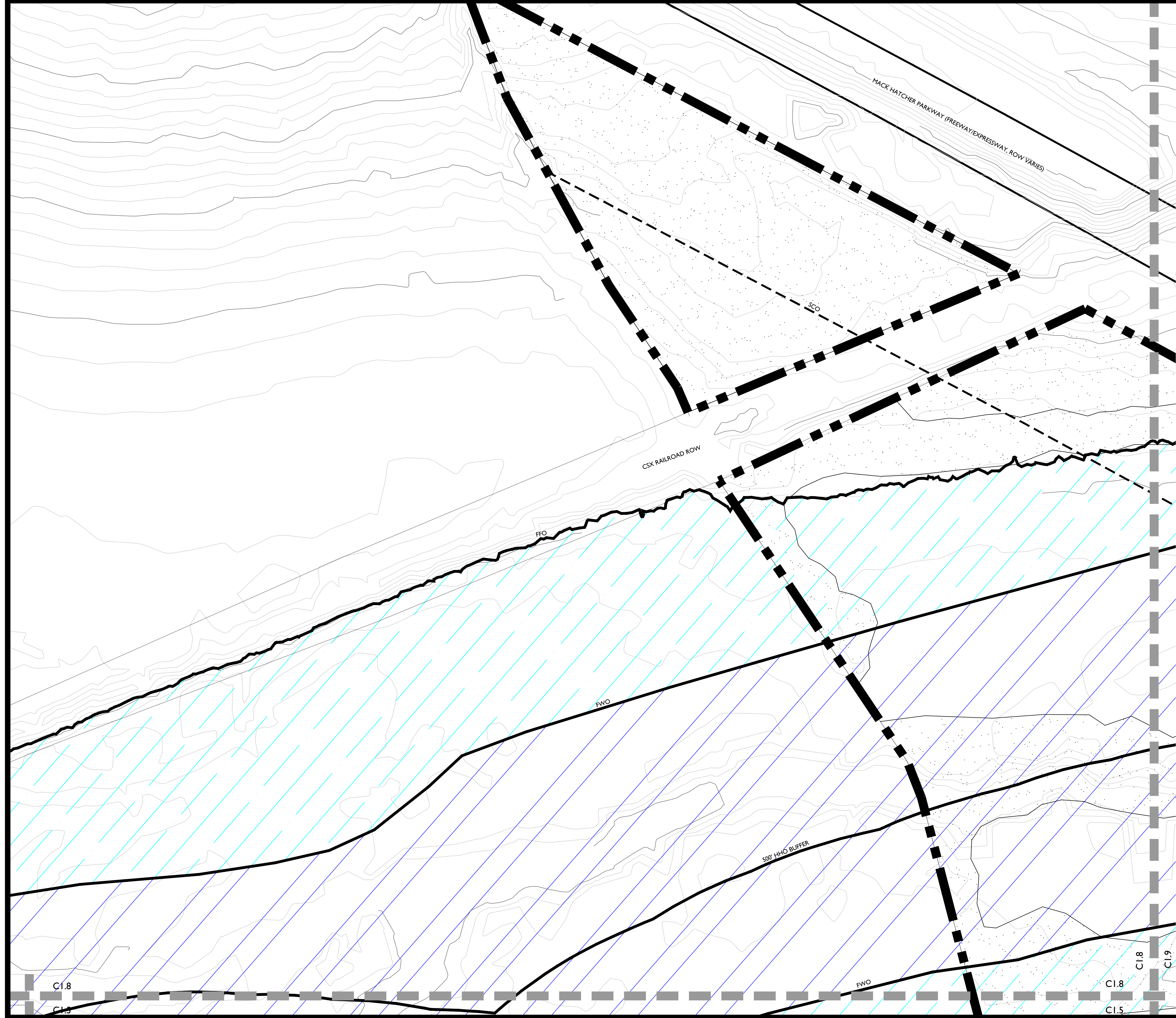


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

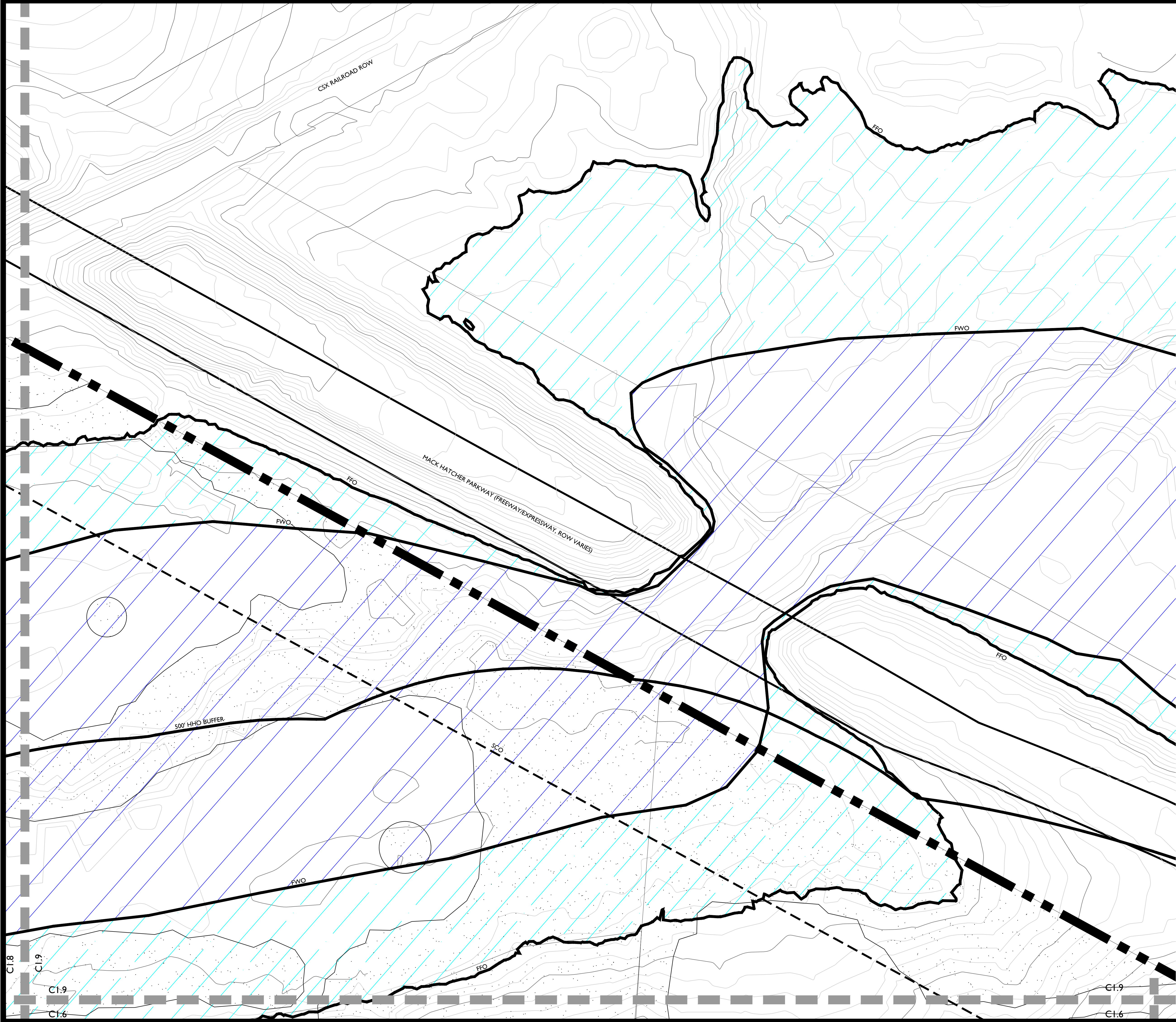
354 FRANKLIN ROAD
REZONING REQUEST
Franklin, Williamson County, Tennessee



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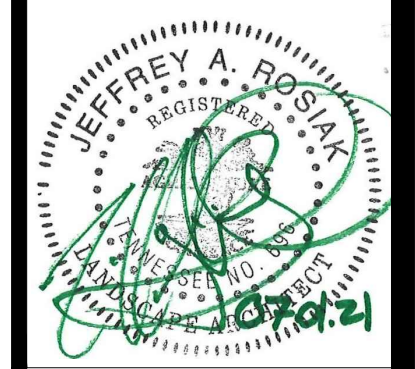
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- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY



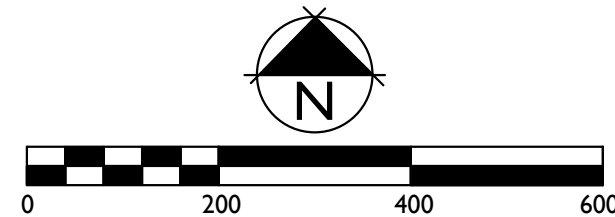
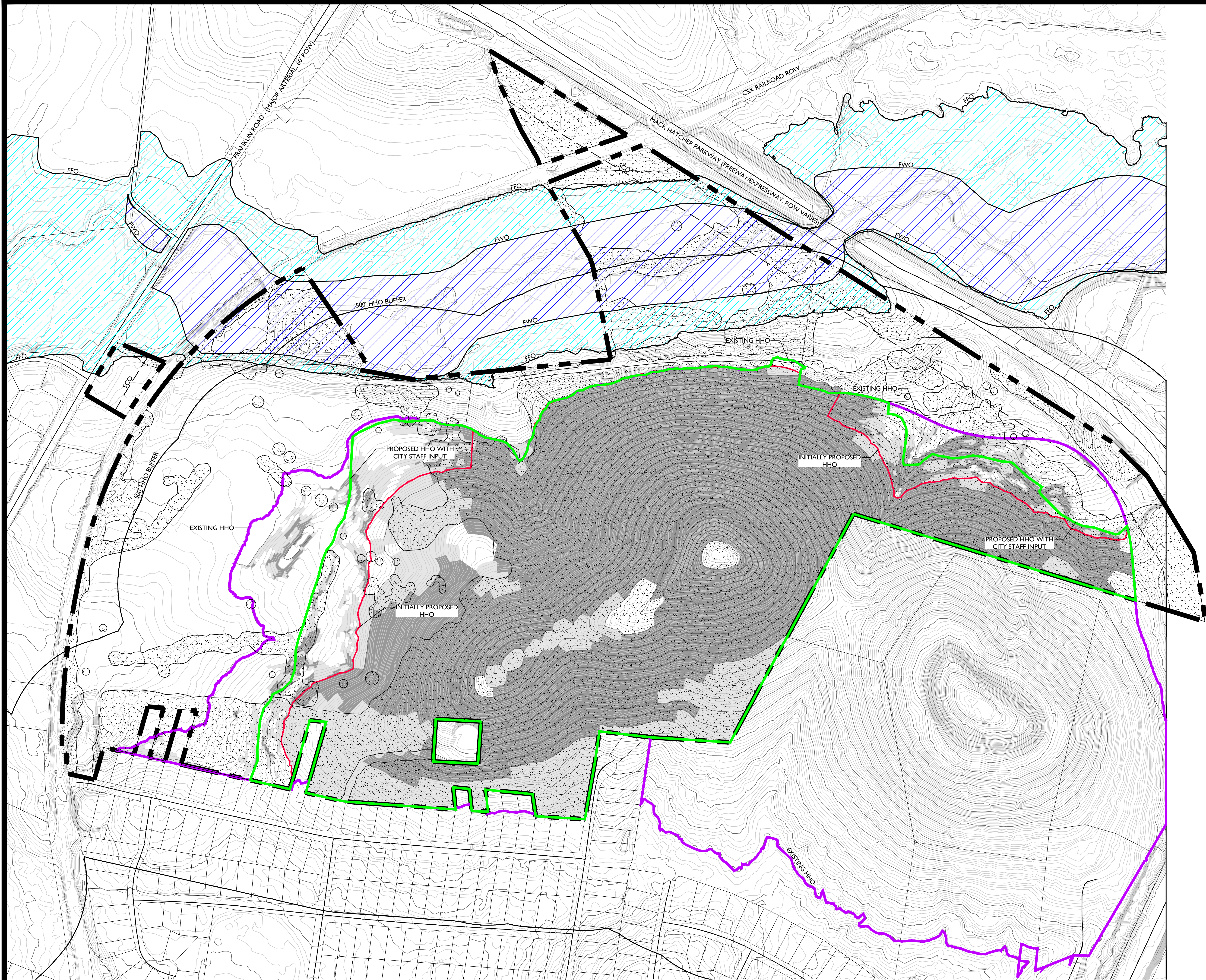
- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY



**354 FRANKLIN ROAD
REZONING REQUEST**
Franklin, Williamson County, Tennessee



Revision	Date
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- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- 14-20% SLOPE
- >20% SLOPE
- EXISTING TREE CANOPY

**354 FRANKLIN ROAD
REZONING REQUEST**
Franklin, Williamson County, Tennessee



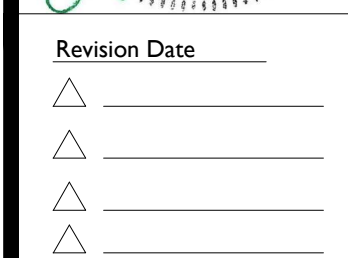
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OVERALL
SLOPE ANALYSIS



3354 FRANKLIN ROAD REZONING REQUEST

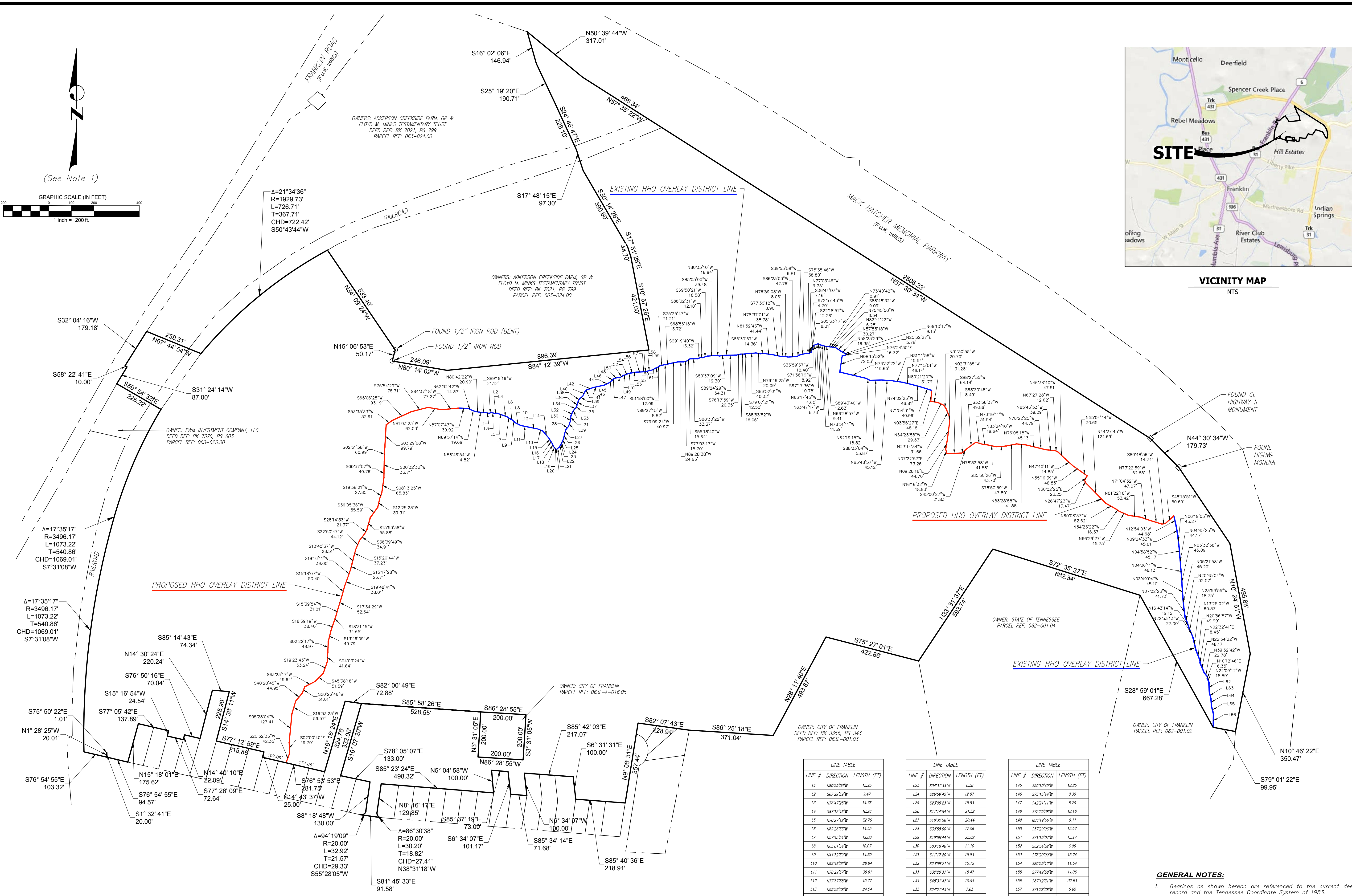
Franklin, Williamson County, Tennessee

OVERALL
AERIAL

SHEET
C3.0

COF 7576

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PARCEL INFO:
Address: 354 Franklin Road
Franklin, Tennessee 37069
Parcel: Map 063, Parcel 028.00

DEED REFERENCE
Being the same property conveyed to Cumberland & Western Resources, LLC, by Quitclaim Deed of record in Book No. 6303, Page 907, Register's Office for Williamson County, Tennessee.



VICINITY MAP
NTS

LINE #	DIRECTION	LENGTH (FT)
L1	N82°59'03"W	15.95
L2	S87°29'59"W	9.47
L3	N76°47'25"W	14.76
L4	S87°12'46"W	10.26
L5	N10°27'12"E	32.76
L6	N89°26'33"W	14.95
L7	N27°45'51"W	19.80
L8	N63°01'34"W	10.07
L9	N41°52'39"W	14.60
L10	N63°46'02"W	26.84
L11	N78°29'57"W	36.61
L12	N77°57'58"W	40.77
L13	N66°36'28"W	24.24
L14	N40°19'40"W	44.81
L15	N20°24'48"W	5.73
L16	N33°47'56"W	17.97
L17	N24°00'44"W	15.05
L18	N40°40'46"W	8.40
L19	N38°38'29"W	6.77
L20	S88°14'42"W	1.89
L21	S30°34'11"W	15.28
L22	S32°06'48"W	15.46

LINE #	DIRECTION	LENGTH (FT)
L23	S04°31'33"W	0.38
L24	S28°29'45"W	12.07
L25	S23°05'23"W	15.83
L26	S11°14'54"W	21.52
L27	S18°27'12"E	20.44
L28	S39°58'00"W	17.06
L29	S19°08'44"W	23.02
L30	S07°16'40"W	11.10
L31	N41°52'39"W	15.93
L32	S23°05'23"W	15.12
L33	S32°01'43"W	15.47
L34	S49°31'47"W	10.54
L35	S24°21'43"W	7.63
L36	S09°44'23"W	11.72
L37	S23°24'08"W	12.78
L38	S28°41'02"W	11.48
L39	S51°02'29"W	17.13
L40	S26°21'15"W	26.60
L41	S38°16'15"W	8.40
L42	S20°06'53"W	29.70
L43	S77°27'11"W	49.78
L44	S64°03'37"W	25.16

LINE #	DIRECTION	LENGTH (FT)
L45	S01°10'49"W	18.25
L46	S71°34'47"W	0.30
L47	S42°21'11"W	8.70
L48	S75°29'38"W	18.16
L49	N86°19'56"W	9.11
L50	S57°29'06"W	15.97
L51	S71°19'07"W	13.97
L52	S62°34'52"W	6.96
L53	S76°20'09"W	15.24
L54	S80°59'12"W	11.54
L55	S77°49'58"W	11.06
L56	S87°12'51"W	32.63
L57	S71°28'28"W	5.60
L58	S89°30'14"W	9.13
L59	S76°20'09"W	25.26
L60	S64°08'37"W	15.91
L61	S69°25'15"W	9.63
L62	N02°26'24"W	44.04
L63	N14°19'58"W	29.29
L64	N03°47'31"W	32.13
L65	N14°14'22"W	36.59
L66	N01°07'29"E	59.59

GENERAL NOTES:

- Bearings as shown hereon are referenced to the current deed of record and the Tennessee Coordinate System of 1983.
- All Plot and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
- Boundary information shown is for reference purposes only and was derived from the current deed of record and tied to existing right-of-way monuments as located by GPS and shown hereon. This is NOT a General Property Survey as defined in the Standards of Practice under Rule 0820-03-07 of the Rules of Tennessee Board of Examiners for Land Surveyors.
- The Proposed HHO Overlay Line as shown hereon is a combination of the original (current) HHO Overlay District line from the Franklin GIS Data Layer and GPS field locations of flags placed on the ground to delineate the proposed revisions to the District line.

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 AUTUMN SPRINGS COURT
SUITE B-14 & B-15
FRANKLIN, TN 37067
TEL: (615) 778-0863
FAX: (615) 778-0865
EMAIL: kshreve@twm-nc.com

PROPOSED HHO OVERLAY EXHIBIT
354 FRANKLIN ROAD
City of Franklin
9th Civil District
Williamson County, Tennessee

FOR:
Cumberland & Western Resources, LLC

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL
KEN SHREEVE, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO: 210634
DRAWN BY: JAD/KRS
CHECKED BY: KRS
APPROVED BY: KRS
DATE: 06-09-2021

SCALE: 1"=200'



File #: 21-02182

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).
FMPC 7/22/21, 8-0 Disapproval

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7580
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Gerald McLaughlin, Adkerson Creekside Farm GP

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 61.80 acres from Estate Residential (ER) to Planned (PD 2.61) District for the property located at and across from 370 Franklin Road. The rezoning request is being requested to accommodate the proposed Emeline Acres PUD Subdivision. Envision Franklin places these parcels into the Conservation Subdivision Design Concept, which states, "These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

The Emeline Acres PUD development plan does not meet the recommendations and guiding principles of Envision Franklin, therefore the proposed entitlements associated with the rezoning are not appropriate for the subject property. Additionally, the plan as submitted will not meet be able to meet the proposed density. Lots 11-15 as designed along Mack Hatcher do not meet frontage requirements and will need to be removed. Because of that, and because the likelihood that these lots could not be absorbed elsewhere in the plan, the proposed density is also unreasonable.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends disapproval of Ordinance 2021-28 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen deny Ordinance 2021-28.

ORDINANCE 2021-28

AN ORDINANCE TO REZONE 61.80 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO PLANNED (PD 2.61) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST AND WEST OF FRANKLIN ROAD, AT 370 FRANKLIN ROAD (EMELINE ACRES PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 2.61) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-124, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Estate Residential (ER)** District to **Planned (PD 2.61)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
63-24.00	48.36
63-24.01	13.44
Total	61.80

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

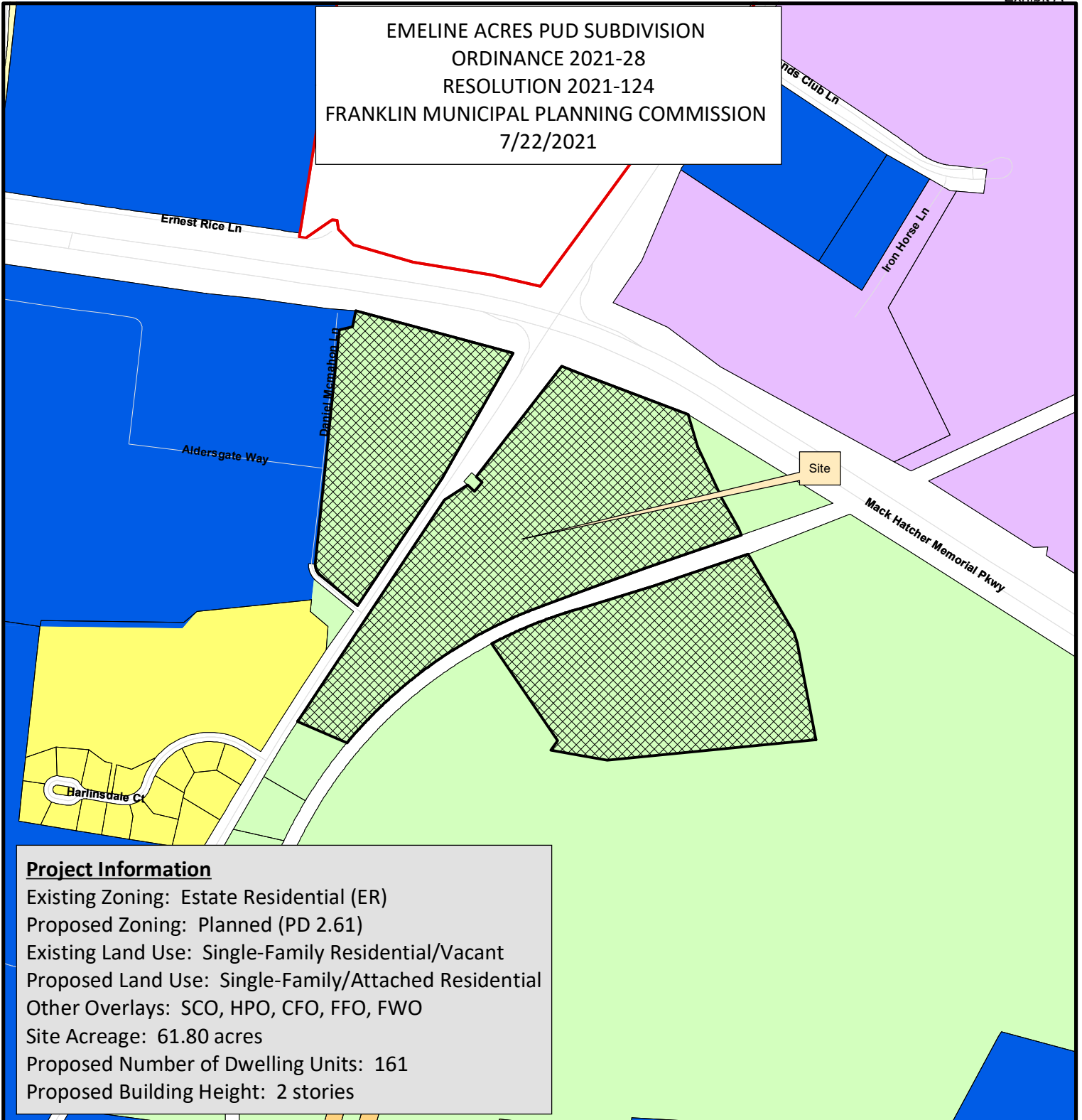
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

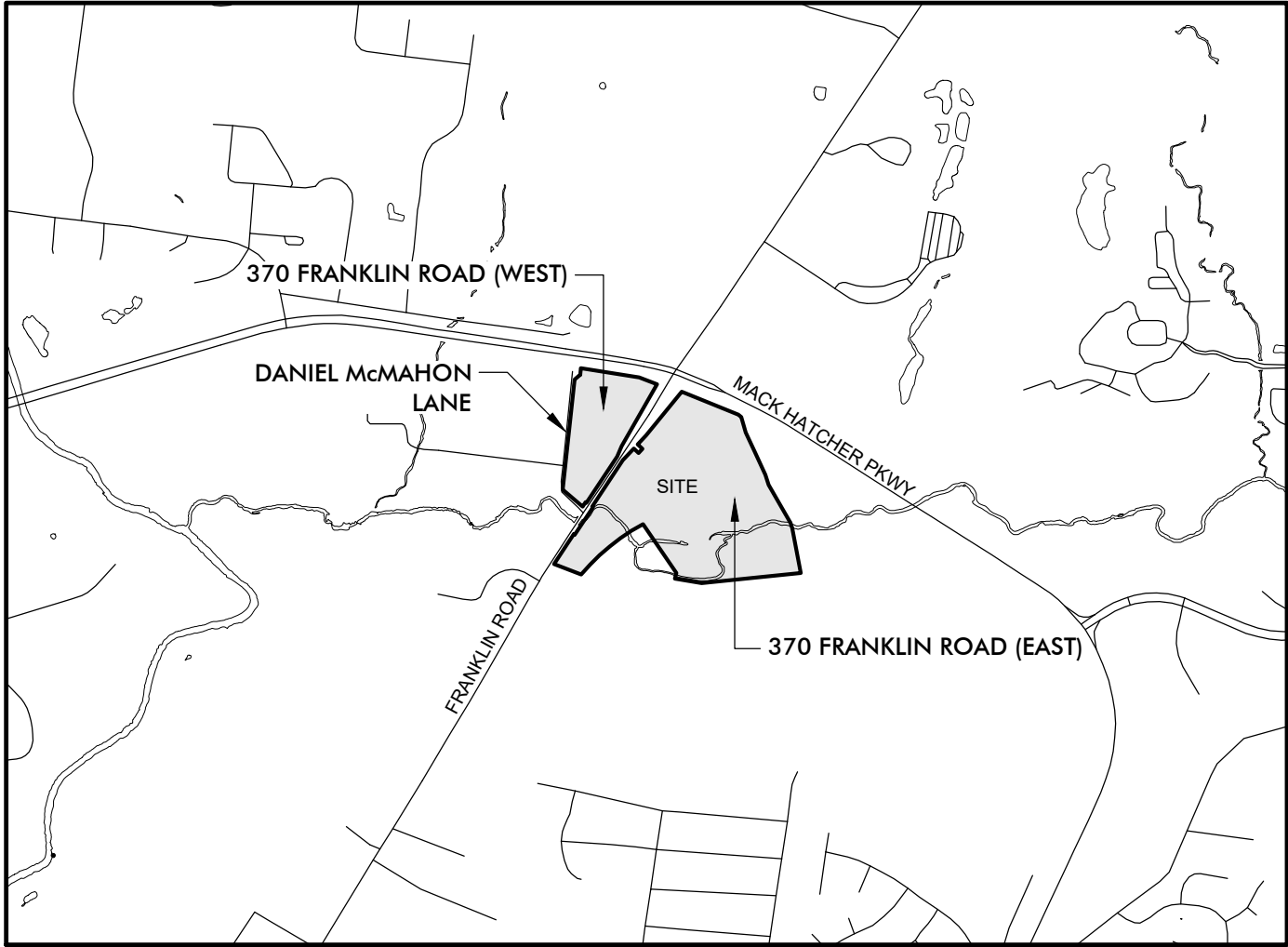
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories

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



0 250 500 1,000
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. All data and materials (c) copyright 2018. All rights reserved.



SITE LOCATION MAP
N.T.S.



KVD PROJECT# : 20100
COF # : 7580
Sheet #:

C0.0

DATE: 06-07-2021

NOT FOR CONSTRUCTION

Emeline Acres Rezoning Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7580
FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	06-07-21	07-01-21	
REZONING PLAN	C1.0	06-07-21	07-01-21	

EXISTING ZONING: ER (ESTATE RESIDENTIAL)
PROPOSED ZONING: PLANNED (PD 2.61) DISTRICT

DEVELOPER
CAPITAL INVESTMENT GROUP, INC.

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT
/ APPLICANT
KV+D
KISER VOGGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

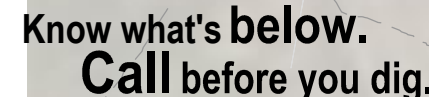
ARCHITECT
STUDIO M
ARCHITECTURE & PLANNING

Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER

FULMER LUCAS

Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964



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



PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

PROPOSED DUA = 2.61

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIOTENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

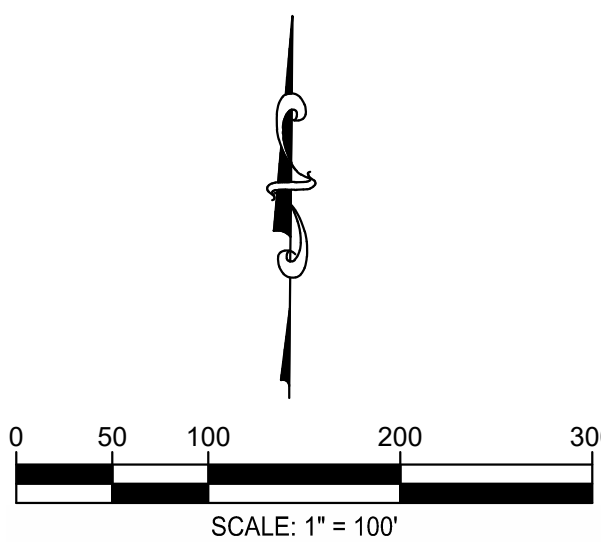
PRE-DEVELOPMENT PEAK FLOWS			
	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
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25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.

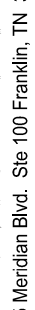
- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

20% OR GREATER

14% TO 19 %



SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
NEO@ELLIMERILLICAS.COM - (615) 345-3770



REZONING PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT # 7580
FRANKLIN, WILLIAMSON COUNTY, TN

REZONING PLAN

REVISIONS	DATE	BY

DESIGNED BY:	AJS
DRAWN BY:	AJS
CHECKED BY:	JYB
DATE:	06/07/2021

FLE PROJECT NO.

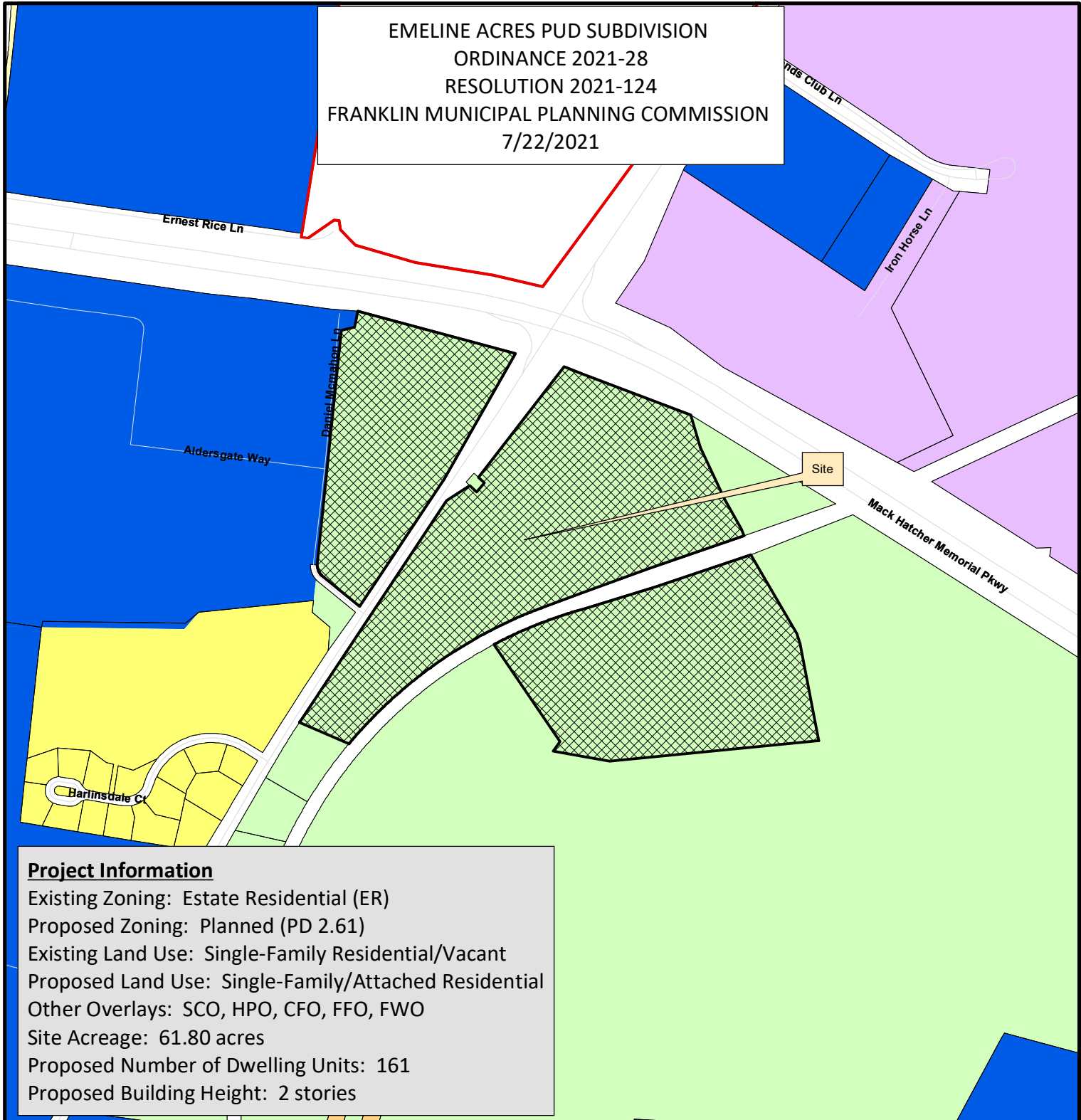
DRAWING TITLE:

REZONING PLAN

SHEET NUMBER

C1.0

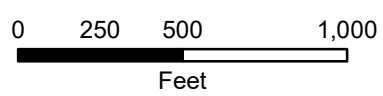
EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



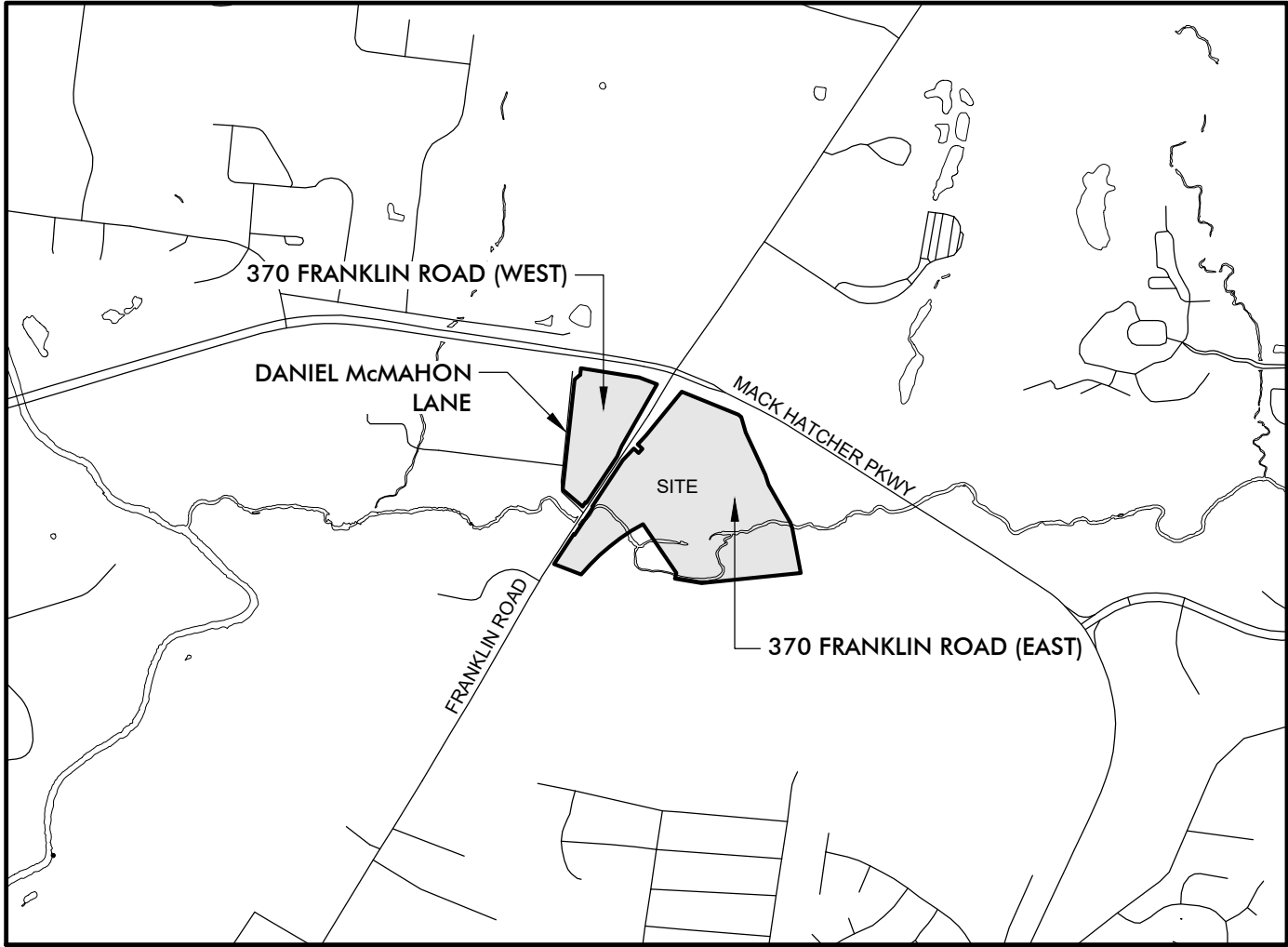
Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories

- | | |
|--------------------------------|------------------------------------|
| Emeline Acres PUD | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
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| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



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SITE LOCATION MAP
N.T.S.



KVD PROJECT# : 20100
COF # : 7580
Sheet #:

C0.0

DATE: 06-07-2021

NOT FOR CONSTRUCTION

Emeline Acres Rezoning Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7580
FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	06-07-21	07-01-21	
REZONING PLAN	C1.0	06-07-21	07-01-21	

EXISTING ZONING: ER (ESTATE RESIDENTIAL)
PROPOSED ZONING: PLANNED (PD 2.61) DISTRICT

DEVELOPER
CAPITAL INVESTMENT GROUP, INC.

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT
/ APPLICANT
KV+D
KISER VOGGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M
ARCHITECTURE & PLANNING

Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

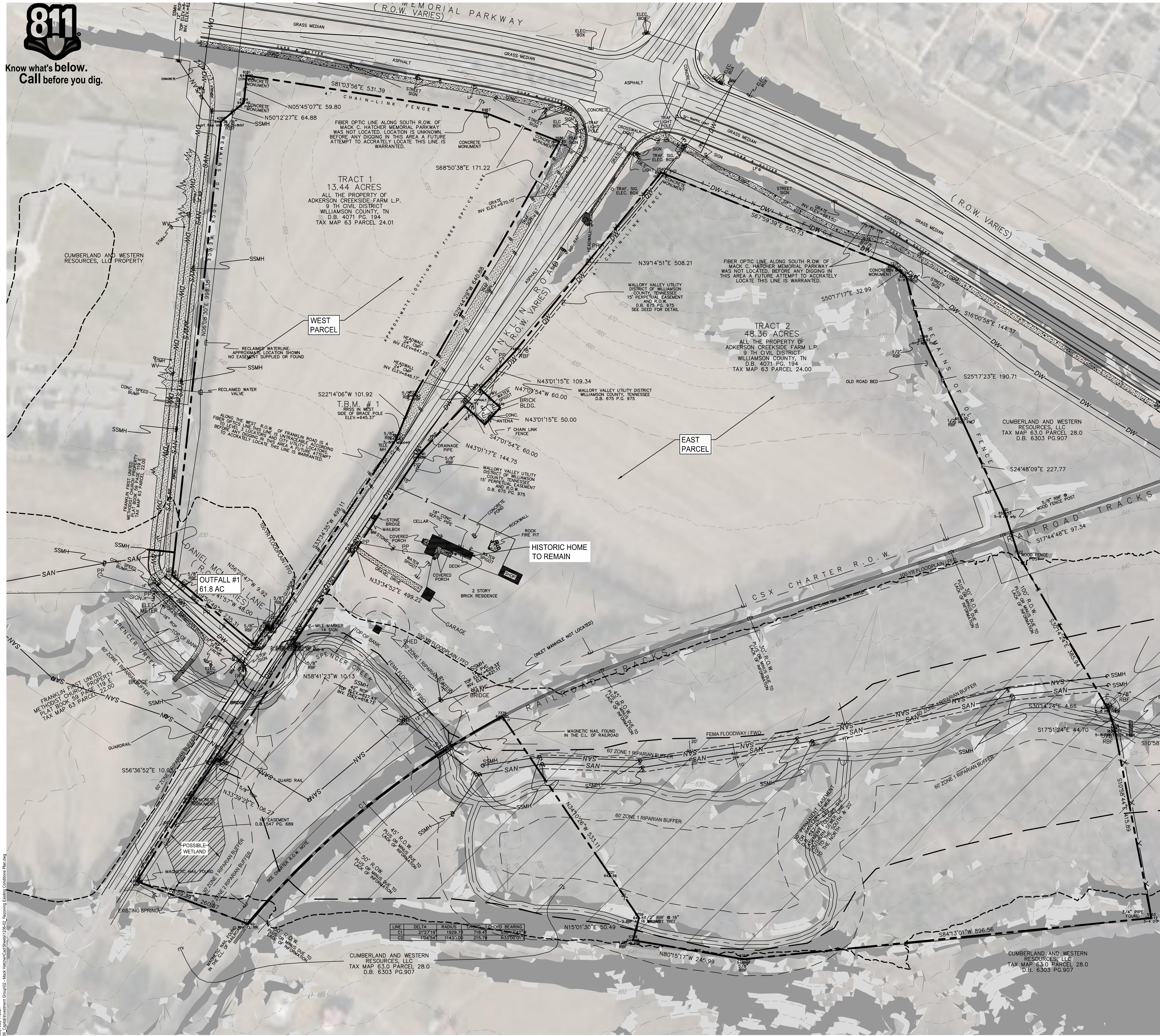
CIVIL ENGINEER

FULMER LUCAS

Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964



CUMBERLAND AND WESTERN
RESOURCES, L.L.C. PROPERTY



PROJECT NAME: CREEKSIDE MACK HATCHER
COP PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
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COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

PROPOSED DUA = 2.61

STORMWATER NARRATIVE:
ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

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PRE-DEVELOPMENT PEAK FLOWS

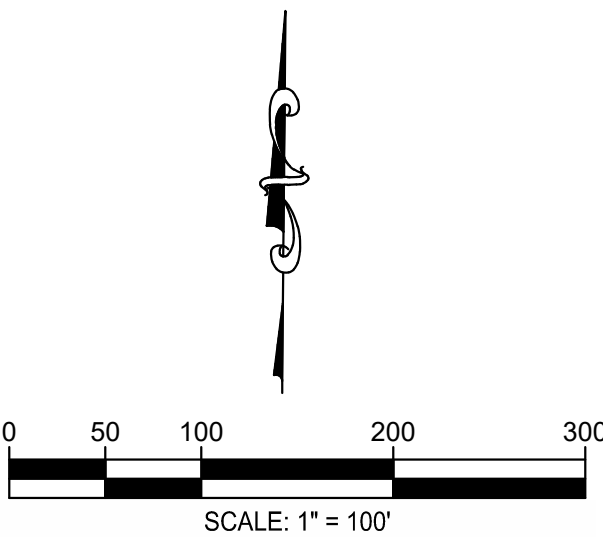
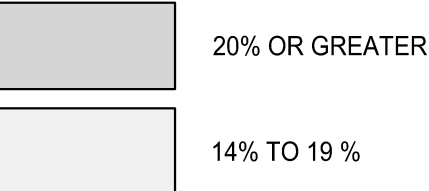
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50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.

- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

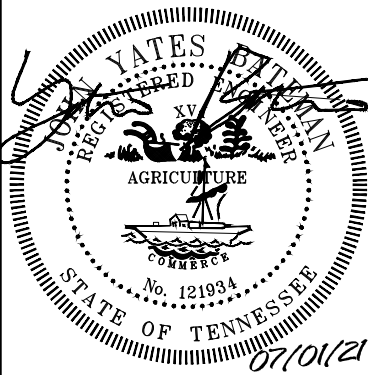


SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
NFO@FULMERLUCAS.COM - (615) 345-3770



REZONING PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT # 7580
FRANKLIN, WILLIAMSON COUNTY, TN

REZONING PLAN

EMELINE ACRES

FRANKLIN PROJECT # 7580
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	AJS
DRAWN BY:	AJS
CHECKED BY:	JYB
DATE:	06/07/2021

FLE PROJECT NO.
100000

DRAWING TITLE:

REZONIM PLAN

SHEET NUMBER

C1.0

From: [John Vaughn](#)
To: [Planning Intake](#)
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN

July 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Amanda Rose, Preservation Planner
Kelly Dannenfelser, Assistant Planning Director
Emily Wright, Planning Director

~~Item X:~~ Disapproval Recommendation from the Historic Zoning Commission for the Proposed Emeline Acres PUD Subdivision

Purpose

The purpose of this memorandum is to provide the Franklin Municipal Planning Commission (FMPC) with a recommendation from the Historic Zoning Commission (HZC) regarding the proposed Emeline Acres PUD Subdivision.

Development entitlements such as building setbacks, building scale, and lot sizes and configurations may affect the abilities of the HZC to utilize the recommended Guidelines to ensure contextually sensitive infill development.

Historic Resources

This property includes the ca. 1845 Thomas Shute House, more commonly referred to as Creekside, which is listed on the National Register of Historic Places for significance in architecture. The site is within the Franklin Road Historic District.

Analysis

- The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact.
- The HZC has identified Harlinsdale Manor as an appropriate guide for building form, lot widths, and spacing between buildings.
- The Harlinsdale Manor lots fronting Franklin Rd. measure approximately 125'-170' in width. The proposed lot widths are mostly 50-65 feet, with a handful up to 85 feet, resulting in building forms that are not consistent with the District or the Guidelines.
- The Guidelines recommend an uncongested gateway into downtown, meaning adequate space between the buildings. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ The houses along Franklin Road in Harlinsdale Manor, for example, are spaced ~55 feet apart while the proposed spacing is between 10' - 15' feet. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ [appropriate spacing.](#)
- The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor.

HZC Recommendation

Disapproval 7-0 to the FMPC and BOMA during its June 14, 2021 meeting.



File #: 21-02183

DATE: July 19, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road. Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0 Disapproval, (MOS 8-0 Disapproval)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7579
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Gerald McLaughlin, Adkerson Creekside Farm GP

BACKGROUND/STAFF COMMENTS:

The applicant is proposing a new planned unit development, known as Emeline Acres, for the property east and west of Franklin Road and South of Mack Hatcher Parkway, consisting of 33 single-family lots and 32 multiplex buildings with 4 units per building, for a total of 161 dwelling units. The subject property consists of approximately 61 acres and is located within the Conservation Design Concept as defined by Envision Franklin. Envision Franklin states that new development within Conservation Subdivision, "should preserve a minimum of 50 percent open space" and that, "these areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

Envision Franklin gives special consideration for new development in the area around the Franklin Road-Mack Hatcher intersection and identifies Franklin Road as the last rural gateway into Downtown Franklin. It also serves as the entrance to the Franklin Road Historic District that exemplifies the transition from rural to urban settlement through historic resources that are listed on National Register of Historic Places. As such, Envision Franklin recommends that Big House, or multiplexes, and Farmstead Compound concepts may be appropriate in addition to single-family residential and that, "the form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. The height of new buildings should be no

taller than those nearby historic resources."

The plan as proposed provides narrower lots that are incongruous to the rural nature of this area, with smaller lot widths leading to building forms that accentuate height. There are no lots narrower than 56' that currently face this section of Franklin Road. Additionally, the longest run of existing lots in a row is 7, and in these areas lots are a combination of lots under 100' wide and over 100' wide. No lot being proposed with this plan that fronts Franklin Road are wider than 100'. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina.

On June 14, 2021, the Historic Zoning Commission gave a preliminary recommendation of disapproval based on their findings that, "The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact. The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor." A full summary of their recommendation of disapproval is included as an exhibit.

The four lots facing Mack Hatcher, Lots 11-14, do not meet frontage requirements as all new single family and multiplex buildings must front onto a public road, and these lots as designed front onto a mews alley. These lots must be removed and if they cannot be reworked into the overall layout, the applicant will need to reduce the number of multiplex buildings in order to maintain single-family housing as the primary use, per Envision Franklin.

It is the professional opinion of City Staff that the proposed locations for the emergency access lanes, particularly on the eastern side of Franklin Road, will require extensive grading and retaining walls, which is in conflict with the Envision Franklin statement that "Grading that dramatically alters site vegetation and topography should be prohibited. Development should use the existing, natural topography and minimize grading to the maximum extent practicable."

Lastly, the street layout as designed, specifically the secondary connection for the cul-de-sac, would require additional access easements from the church property that have not yet been granted. The number of residential units allowed on the cul-de-sac will be affected if this access easement cannot be obtained.

Modifications of Standards:

MOS #1:

The applicant is requesting one Modification of Standards to increase the maximum lengths of a mews alley from 800' to 965'. The Zoning Ordinance was recently updated to include the mews as an alley alternative with a maximum length of 800' to break up block lengths. Additionally, Lots 11-15 front onto this longer mews, which goes against the regulations of the Zoning Ordinance. New single family and multiplex dwellings must front onto a public street, and a mews is not classified as a public street. The applicant will need to remove these lots and adjust the mews and street network accordingly.

Staff recommends disapproval of MOS #1.

PROCEDURAL REQUIREMENTS:

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

plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommends disapproval of MOS 1 by a vote of 8-0, and recommends disapproval of Resolution 2021-124 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen deny Resolution 2021-124.

RESOLUTION 2021-124

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR EMELINE ACRES PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (MEWS ALLEY LENGTH), FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST AND WEST OF FRANKLIN ROAD, AT 370 FRANKLIN ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-28; and

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

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
63-24.00	48.36
63-24.01	13.44
Total	61.80

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

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

Entitlements	Emeline Acres PUD
Base Zone District	PD 2.61
Other Zoning Overlays	SCO, HPO, CFO, FFO, FWO, HHO Buffer
Number of Dwelling Units	161
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	5% - 3.19 AC 10%- 6.08 AC
Number of Phases in Development	1

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

MOS 1: Request to increase maximum length of a mews to 965 feet. Approved: _____ Denied: _____	9.4.3(A) Mews The maximum length of a mews shall be 800 feet, as measured along the centerline. <i>Staff recommended <u>denial</u>.</i>
---	---

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-28, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 5/4/2021 _____

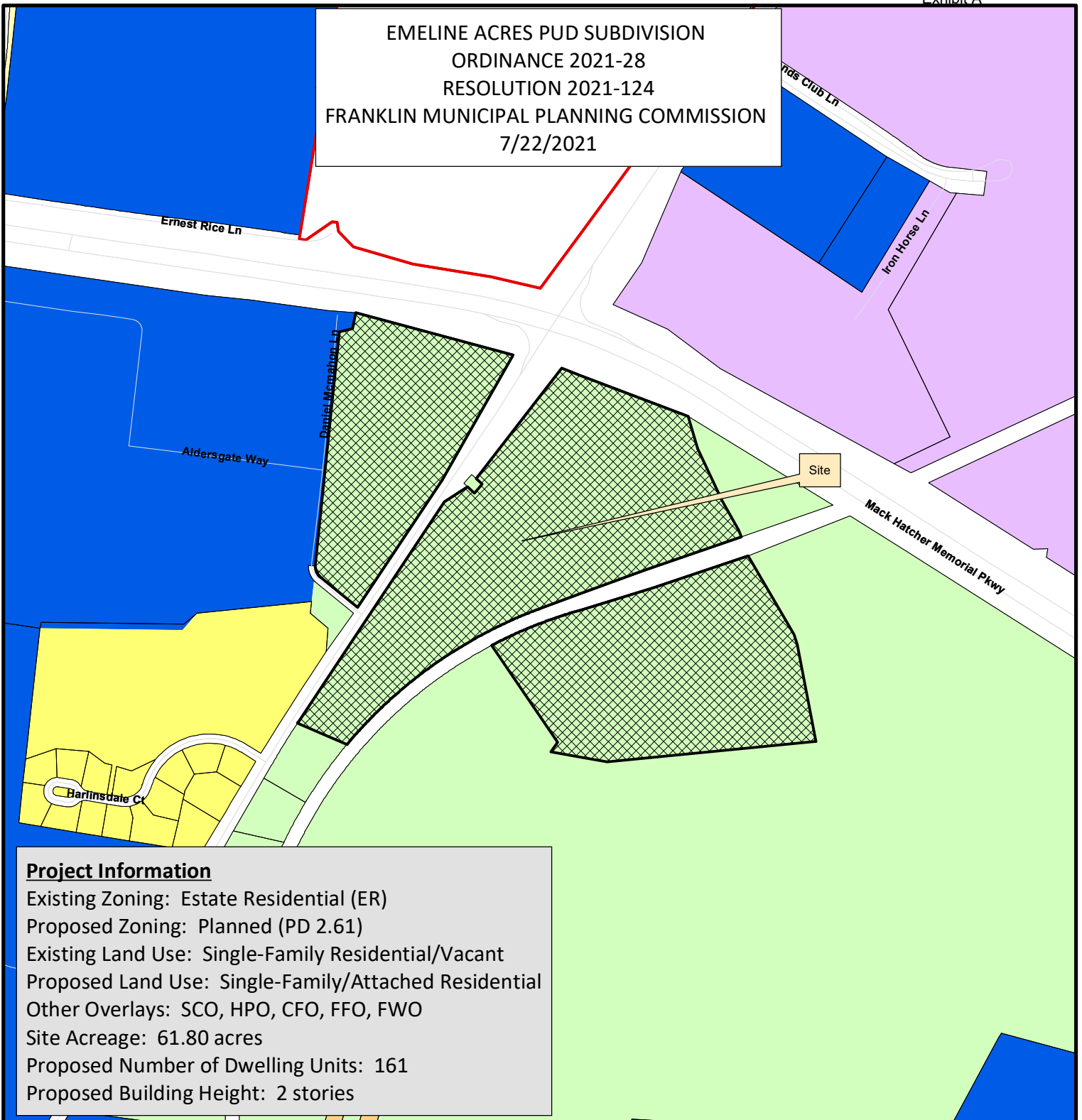
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 6/24/2021 _____

NEIGHBORHOOD MEETING: _____ 6/2/2021 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

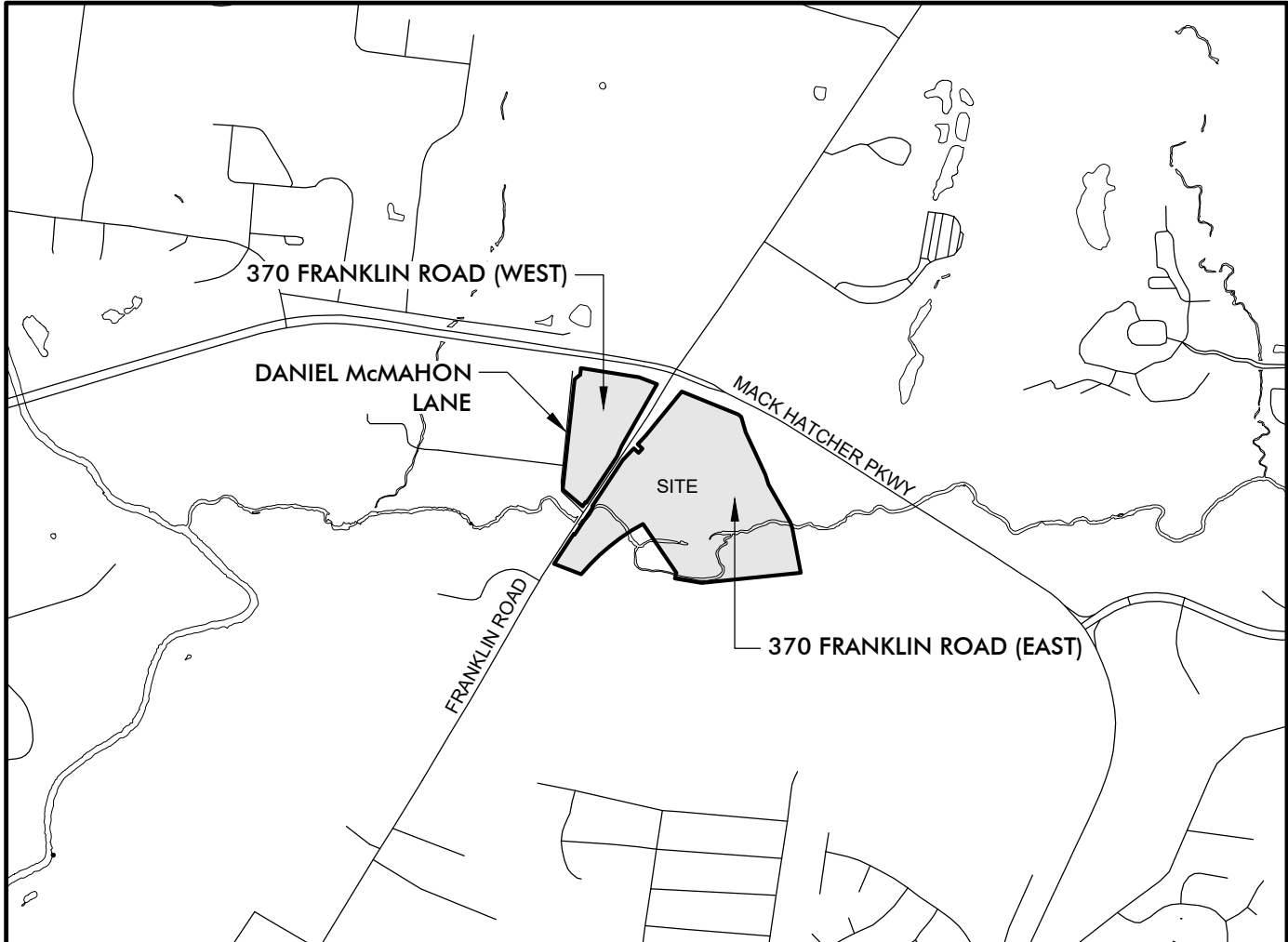
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories

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



0 250 500 1,000
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. All data and materials (c) copyright 2018. All rights reserved.



SITE LOCATION MAP
N.T.S

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, PWO, SGO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCC)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS= 128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM = 1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 537 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES
HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

KVD PROJECT# : 20100

COF # : 7579

Sheet #:

C0.0

DATE: 04-26-2021

NOT FOR CONSTRUCTION

Emeline Acres PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401

ADDRESS: 370 & 0 Franklin Road

COF # 7579

FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	

PARKLAND DEDICATION REQUIREMENTS

166 units x \$4,304= \$714,464 to meet the ordinance.

25% of the total amount or \$597,180 will be due at final plat plus the number of dwellings for that phase at a rate of \$3,228 per unit.

The 25% or \$178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or \$535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

- Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw

from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and algin with a new access point to the eastern tract.

Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

DEVELOPER



Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT



Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER



Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected.

A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

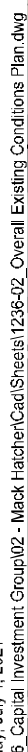
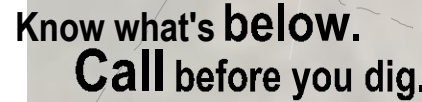
-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on



PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIOTENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

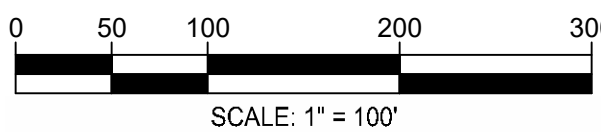
	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.

- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

20% OR GREATER

14% TO 19 %



SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



EMELINE ACRES

370 & 0 FRANKLIN ROAD

FRANKLIN PROJECT #7579

REVISIONS	DATE	BY
-----------	------	----

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

FLE PROJECT NO.
1236-02

DRAWING TITLE:

OVERALL
EXISTING
CONDITION
PLAN

C1.0

NO.	DATE	BY	REVISIONS
1	06.07.21	KR	COF INITIAL SUBMITTAL
2	07.01.21	KR	COF RESUBMITTAL

DESIGNED BY: GV
DRAWN BY: KR
CHECKED BY: GV
DATE: 04/26/21

KVD PROJECT NO.
20100
DRAWING TITLE:
OVERALL
DEVELOPMENT
PLAN
SHEET NUMBER
C2.0

MINIMUM OPEN SPACE REQUIREMENTS			
CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF			
OPEN SPACE			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING, HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
OPEN SPACE PROVIDED		1,403,800	

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.

- GENERAL NOTES
- 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.
 - ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE).
 - ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
 - A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
 - A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

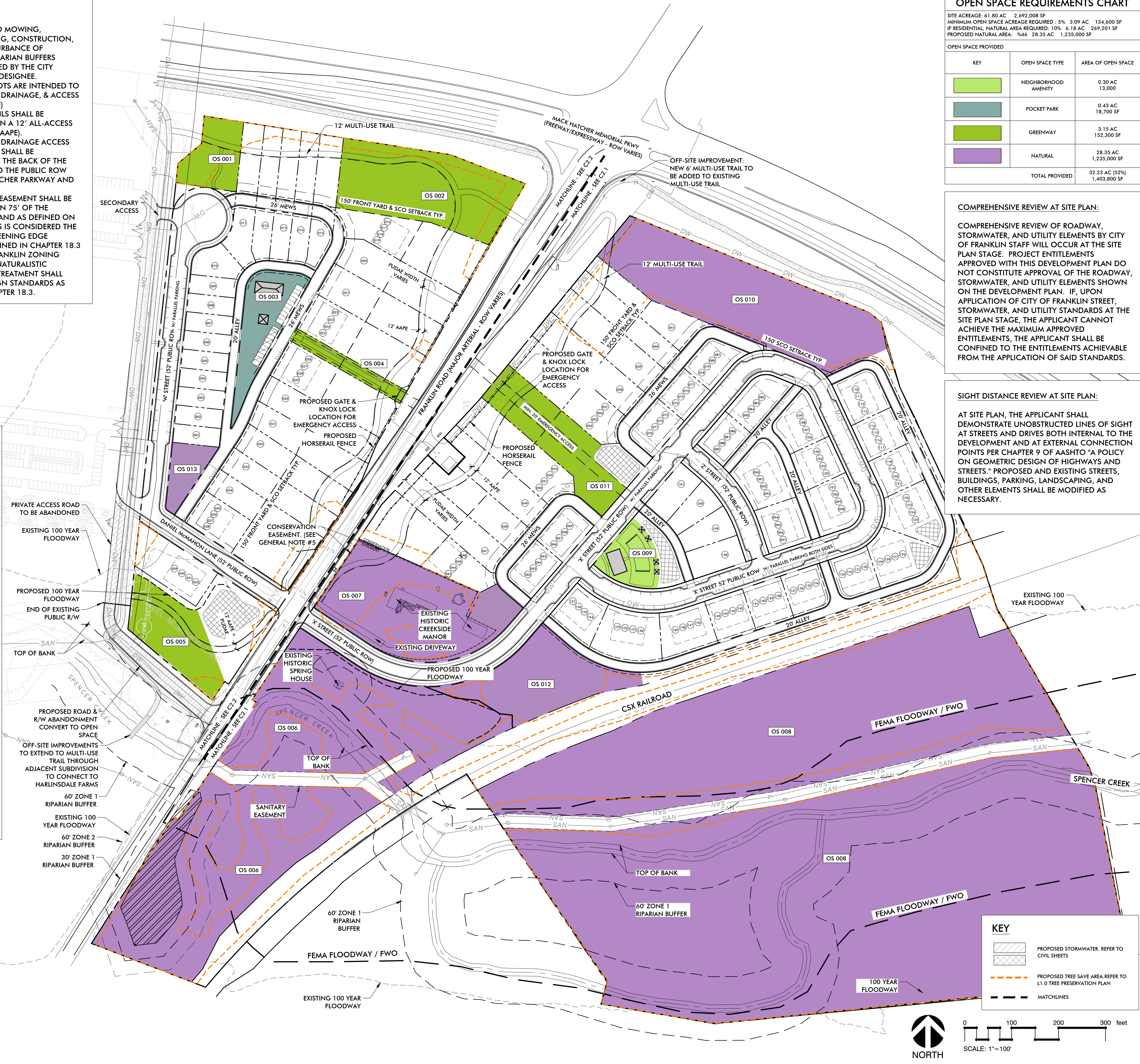
- STATEMENT OF IMPACTS
- STREET NETWORK
 - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
 - WATER FACILITIES
 - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
 - SEWER FACILITIES
 - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
 - RECLAIMED WATER FACILITIES
 - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
 - DRAINAGE FACILITIES
 - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

SITE DATA CHART:

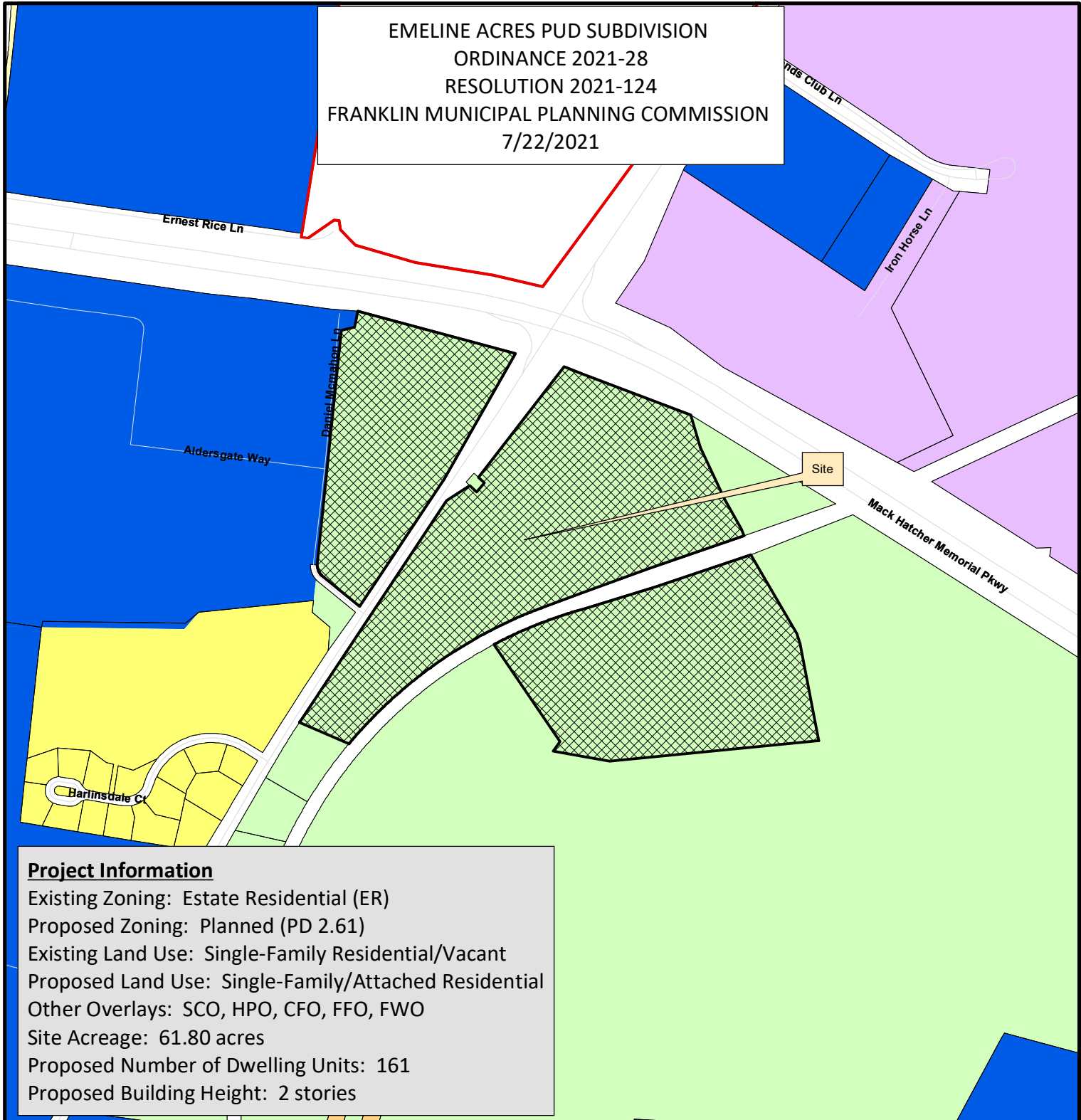
PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CPO, HPO, FPO, FWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS
CORNER YARD: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES
HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED



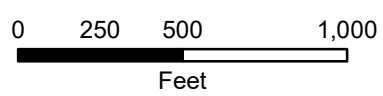
EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 30 These issues are currently being filtered

Engineering - Checklist

General Issues

22. Streets

kevin.long@franklintn.gov Applicant shall incorporate any changes from the finalized TIA into the Development Plan exhibit upon the finalization of the TIA and agreement that all City comments regarding the TIA review have been addressed.

Offsite improvements required by the TIA shall be completed simultaneously with the phase of development adjacent to or in closest proximity to the location of the required improvements. These improvements shall meet the scope of work outlined in the TIA. Additionally, finer geometric design elements will be checked in greater detail at the Site Plan stage to verify compliance with appropriate AASHTO, TDOT, and City of Franklin standards to ensure public safety and well-being, and may be adjusted slightly from those shown on this Development Plan.

[Edited By Kevin Long]

Engineering - Development Plan Checklist

General Issues

59. Multi-Use Trails

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

All sidewalk/multi-use trails serving public or private streets shall meet the requirements in "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board, including slope requirements. These include sidewalks/multi-use trails serving as the required sidewalk/multi-use trail at the street but located outside of ROW, such as those along Franklin Road and Mack Hatcher.

80. 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.

92. F. Development Plan

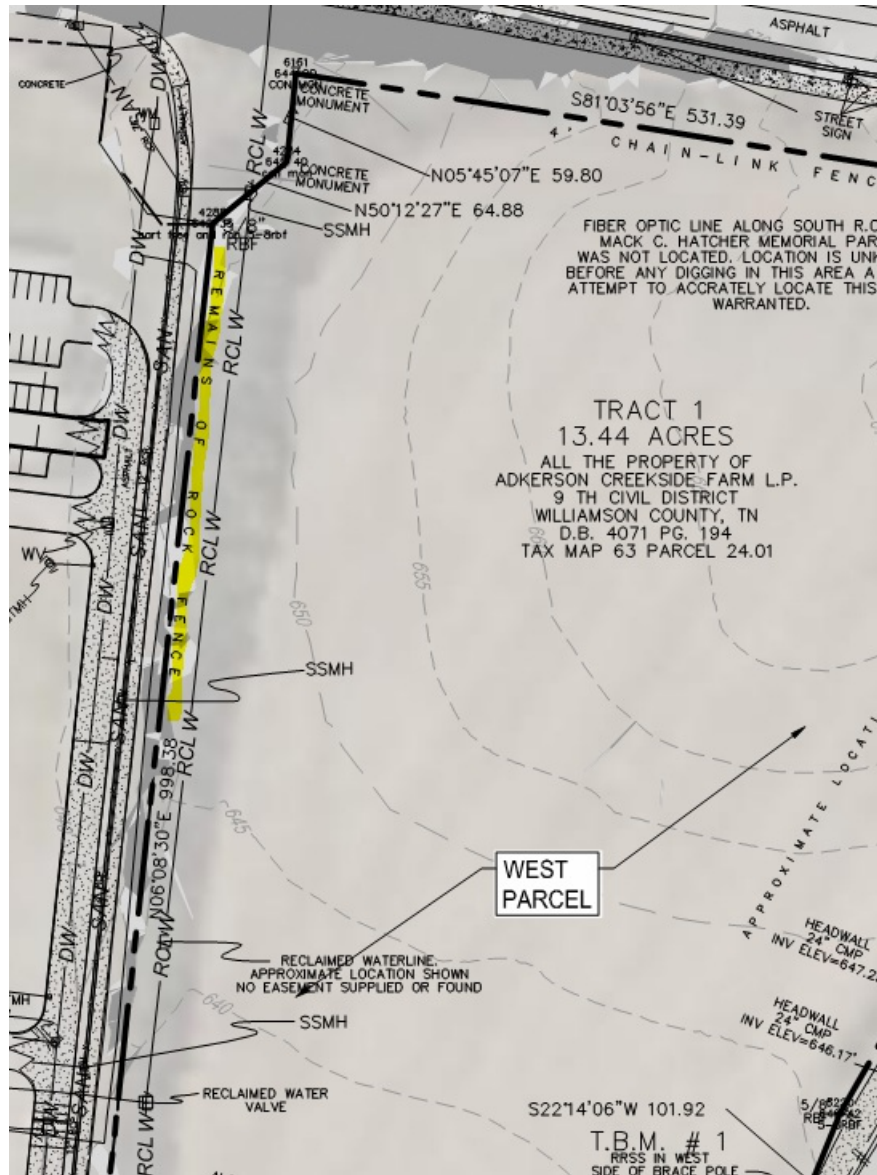
lance.fittro@franklintn.gov *In order to ensure safe circulation for Fire and service vehicles through the alleys and mews alleys shown on the development plan, where perpendicular parking off of the alleys and mews alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge 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.*

Thank you for drawing the parking stalls to the specified dimensions. Applicant shall indicate the required dimensions on the Development Plan so that they are applied with the future Site Plan(s) as a condition of approval for the proposed parking arrangement.

93. F. Development Plan

lance.fittro@franklintn.gov The previous comment, "*Indicate the location of the existing stone wall on the typical section for Daniel McMahon Ln and all applicable plan sheets. Please clarify how the proposed residences fronting on the roadway, and thus the existing wall, are to be accessed from the street. Is the existing wall proposed to be cut for from walks for each residence? Will there be driveway connections to the street that will require additional cuts in the existing wall? How will maintenance of the existing wall be addressed for the proposed development?*" has not been addressed.

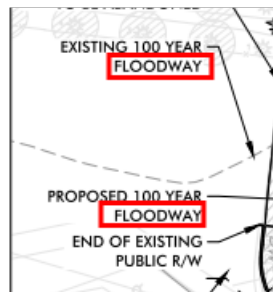
Applicant shall identify the location and extents of the wall on all plan sheets and provide the requested clarification regarding maintenance and proposed accesses through the wall (currently shown as emergency roadway access, previously shown as multiple driveway accesses). Applicant shall clarify if / how maintenance of the existing wall, currently shown in public ROW for nearly its entire length, will be addressed for the proposed development.



98. Floodplain

joe.marlo@franklintn.gov The following is a new comment due to new information shown.

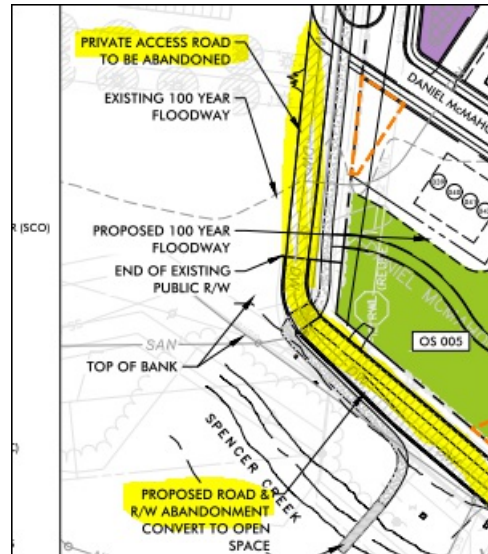
Applicant shall correct floodplain terminology, stating either "100-year floodplain" or "floodway". "100-year floodway" shall not be used.



99. Roadways to be Abandoned

joe.marlo@franklin.tn.gov The following is a newcomment due to new information shown.

Applicant shall clarify on the drawings that the existing street section (pavement, storm, etc.) within roadways proposed to be abandoned shall be removed and replaced with grass or other appropriate landscaping. (C2.0) Removal of the existing public roadway portion of Daniel McMahon Lane shall be a condition of approval for the relocation/realignment of the public roadway intersection. Any proposed abandonment of the existing private access road which is on the adjacent property shall be coordinated with the property owner.



[Edited By Lance Fittro]

100. Easements

joe.marlo@franklin.tn.gov The following is a newcomment due to new information shown.

Applicant shall acquire all Public Access Easements (PAE) as necessary for the proposed connections to existing PAEs on the church property such that continuous public access is guaranteed across streets/drives. Acquisition of all off-site easements necessary for the function of the proposed development shall be the responsibility of the developer, and shall be recorded prior to issuance of any grading or utility permits for the proposed development.



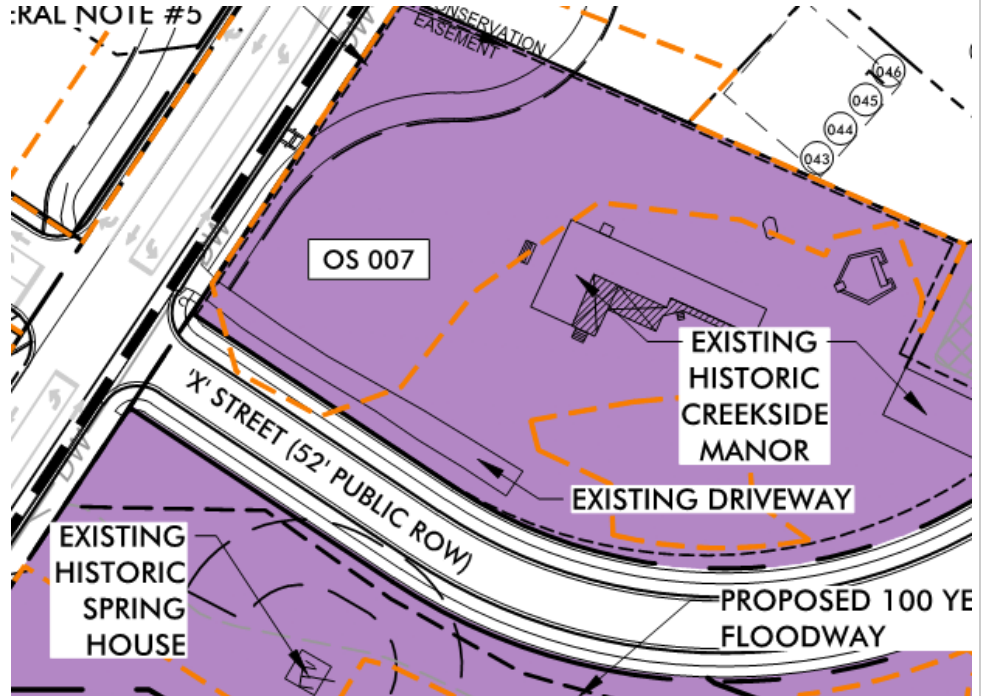
[Edited By Lance Fittro]

103. F. Development Plan

lance.fittro@franklinton.gov

This is a new comment that was overlooked on the previous review, but must be addressed as a matter of public safety:

With the addition of the street access to Franklin Road on the east side immediately adjacent to the existing driveway access for Creekside Manor, the driveway access for the historic resource shall be shifted to the new local street. The new access location on the local street shall be a minimum of 50' from the radius return of the intersection of the local street with Franklin Road.



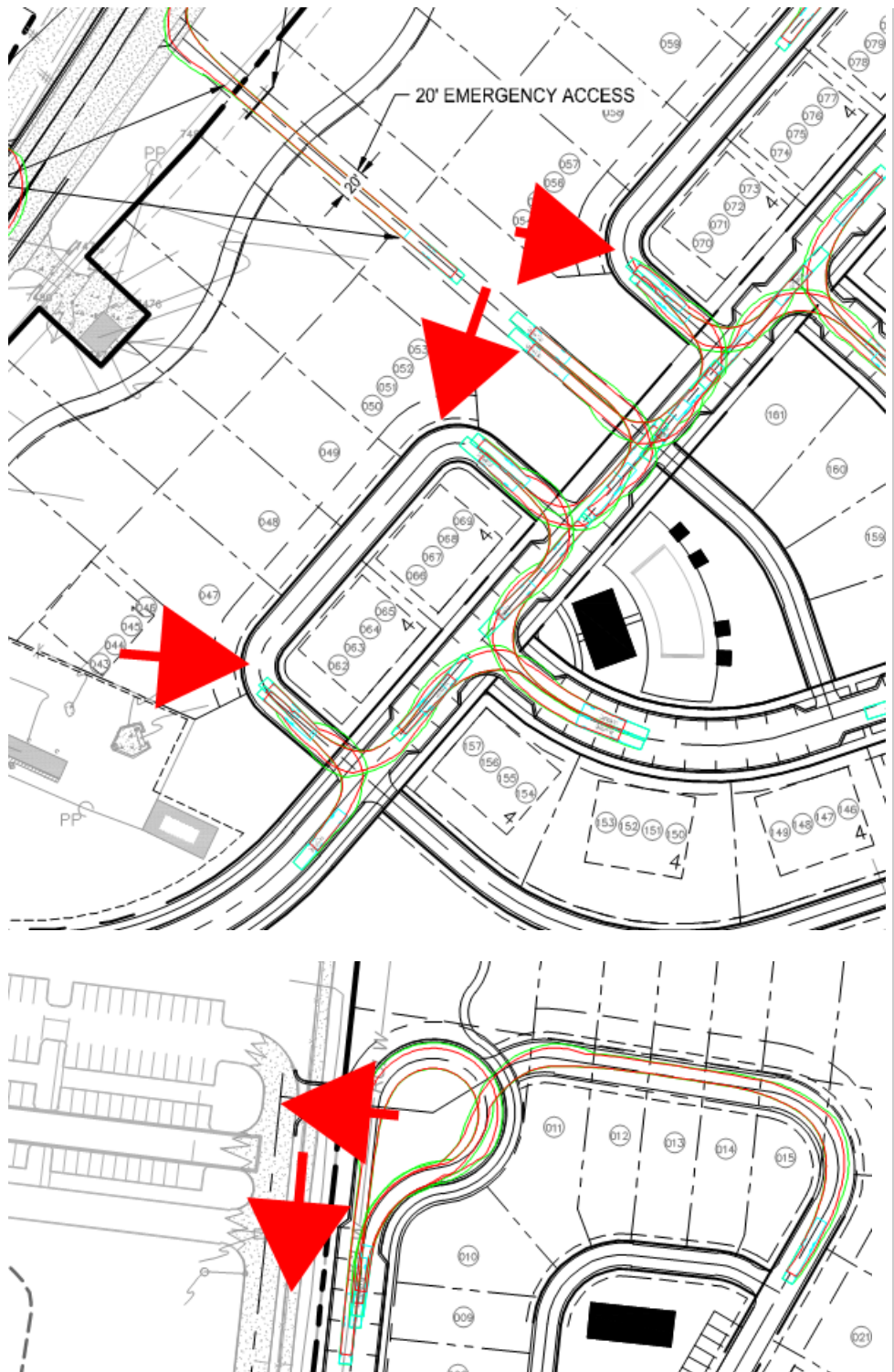
FIRE--Planning

General Issues

9. Auto-turn

curt.edelmann@franklinton.gov

Expand the auto-turn to show these turns



13. Fire Protection

curt.edelmann@franklinton.gov When you get the COF test, please put it on the drawing next to the MVUD results using a similar format.

73. Hydrants

curt.edelmann@franklin.tn.gov An additional hydrant is needed between lots 062 and 133 on the east side to maintain the maximum 500-foot spacing.
An additional hydrant is needed between lots 014 and 038 on the west side to meet the maximum 500-foot spacing.
I could not locate the hydrants serving lots 001--006.

Parks

General Issues

2. Parkland information

kevinl@franklin.tn.gov The Parkland Agreement has been submitted to Law on 7-1-21.

Planning

General Issues

20. Envision Franklin

joseph.bryan@franklin.tn.gov The applicant shall revise the plan to adjust lot widths to allow for building form that does not accentuate height over width in order to be compatible with the established character of the Franklin Road corridor and meet the special consideration for this area in Envision Franklin.

Historic Preservation is one of the guiding principles of the Envision Franklin Plan. Envision Franklin provides special consideration to new development in the Franklin Rd- Mack Hatcher intersection, "The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings."

The plan as proposed provides lots that are incongruous to the rural nature of this area with smaller lot widths leading to building forms that accentuate height. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina

[Edited By Joseph Bryan]

25. Lot Widths

joseph.bryan@franklin.tn.gov The plan as proposed with the mix of lot widths along Franklin Road still does not quite meet the established character of the corridor with no lots being wider than 100'. The applicant shall revise the plan and adjust the lot widths to be more in keeping with the surrounding area and meet the intent of the recommendations of Envision Franklin for the Franklin Road-Mack Hatcher Parkway intersection.

The lot widths of the Harlinsdale Manor subdivision are much more contextual for the Franklin Road corridor and maintain the rural character. Staff understands that the intention/housing product are different than Harlinsdale Manor, however the lot size and building form shall be considered while making revisions.

[Edited By Joseph Bryan]

79. Modification of Standards

joseph.bryan@franklinton.gov Staff is unable to support the MOS request to lengthen the mews length an additional 165' as the Zoning Ordinance was recently updated with these new standards for mews and alleys. Additionally, residential lots cannot front on a mews and must front a public street.

If approved, applicant will add the decision of the MOS request to the cover sheet of the Development Plan.

[Edited By Joseph Bryan]

88. Modification of Standards

joseph.bryan@franklinton.gov Staff is unable to support the MOS request to lengthen the mews length an additional 165' as the Zoning Ordinance was recently updated with these new standards for mews and alleys. Additionally, residential lots cannot front on a mews and must front a public street.

If approved, applicant will add the decision of the MOS request to the cover sheet of the Development Plan.

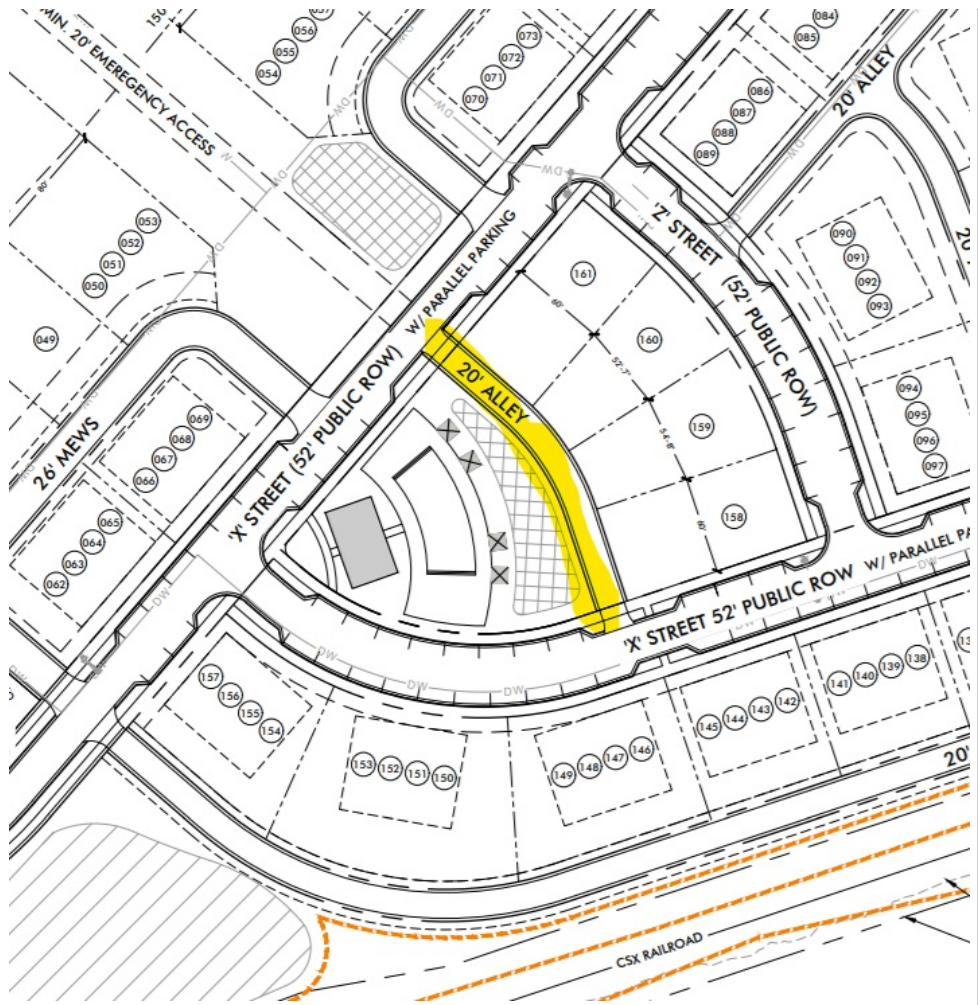
[Edited By Joseph Bryan]

101. Lots 11-15

joseph.bryan@franklinton.gov Lots 11-15 do not meet frontage requirements as lots cannot face a mews and must face a public street. Applicant shall remove these lots from the plan and adjust the mews/alley accordingly.

102. Open Space

joseph.bryan@franklinton.gov Per Section 11.1.3.D of the Zoning Ordinance, "The placement of open space shall not result in a view of any rear facade from a street." Applicant shall revise section of the plan seen below to conform to the open space regulations.



104. Architecture

joseph.bryan@franklintn.gov Applicant shall provide new conceptual elevations once the lots widths are adjusted to be more contextual to the area. With the adjusted lot width the conceptual architecture shall have a building form that accentuates width over height that is more contextual to the rural vernacular of the area.

105. Emergency access

joseph.bryan@franklintn.gov At site plan, applicant shall locate the emergency access lanes where the grading will be minimal and not disrupt the rural character of Franklin Road with as few retention walls as possible.
[Edited By Joseph Bryan]

Preservation/HZC

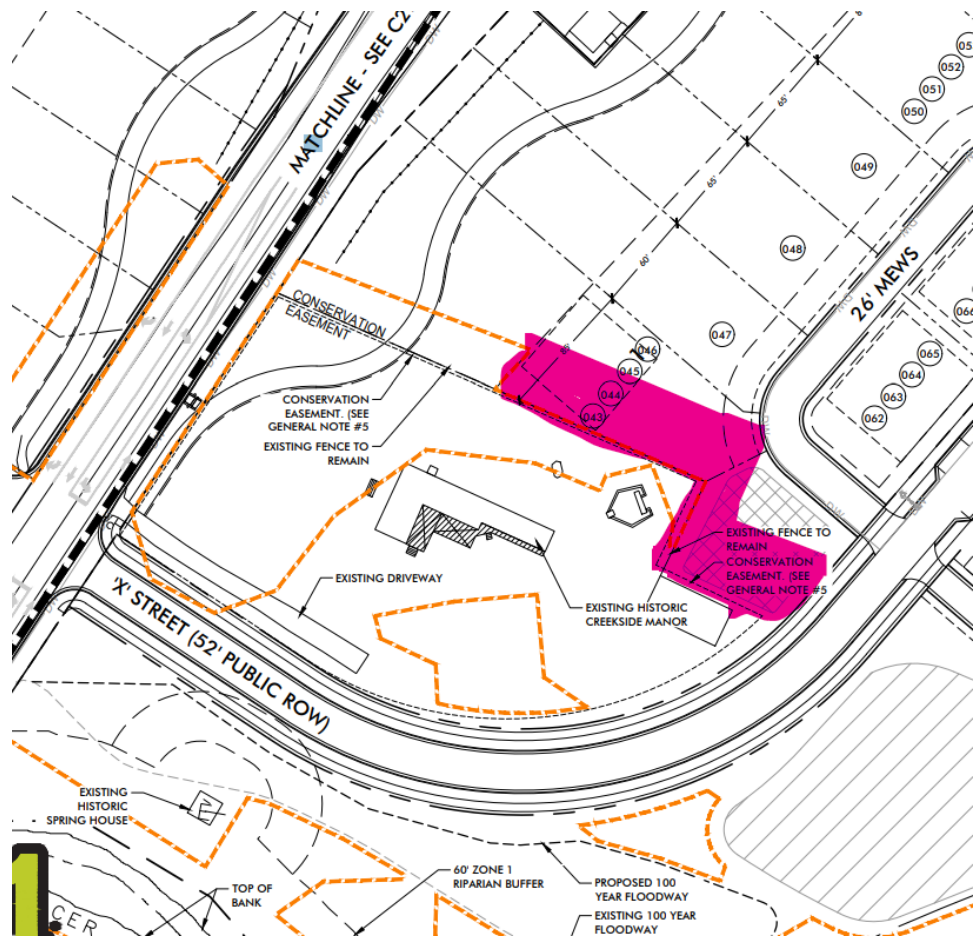
General Issues

50. Preliminary HZC Recommendation

amanda.rose@franklintn.gov If the development plan is approved, the building elevations will require significant modifications in order to conform with the recommendation of the Historic District Design Guidelines.

86. Historic Resources

amanda.rose@franklin.tn.gov The bounds of the proposed Conservation Easement do not meet the requirements of Chapter 18 re: Naturalistic Screening. The applicant shall alter the location of the Naturalistic Screening to comply, specifically by locating it "along the periphery of the developing property." With the boundary proposed by the applicant, this regulation will apply to the areas the applicant has already identified, plus the (unscaled) areas shown in pink, below:



Grading is also prohibited within the Naturalistic Screening location.
[Edited By Amanda Rose]

106. Emergency Access

amanda.rose@franklin.tn.gov The applicant shall provide additional information to demonstrate how the grading may impact the area identified as the emergency access. Envision Franklin states that "grading that dramatically alters site vegetation and topography should be prohibited" and that "development should use the existing, natural topography and minimize grading to the maximum extent practicable."

107. Historic Resources

amanda.rose@franklin.tn.gov If a maintained area around the historic spring house is still desired, the applicant shall provide Stormwater Management the requisite information to consider this. See Jeff Willoughby's comment for additional information.

108. Historic Resources

amanda.rose@franklin.tn.gov Please identify the historic stone wall on the western property on all plan sheets. Note that per ordinance, historic stone walls shall be preserved, unless removal of a segment is necessary for the extension of a street, internal drive, or driveway. In these cases, only the minimum width necessary shall be removed, pursuant to applicable requirements, and the remaining wall shall be stabilized. Excess removed stone wall segments shall be relocated on the site.

Stormwater

General Issues

30. Riparian Buffer

jeff.willoughby@franklin.tn.gov

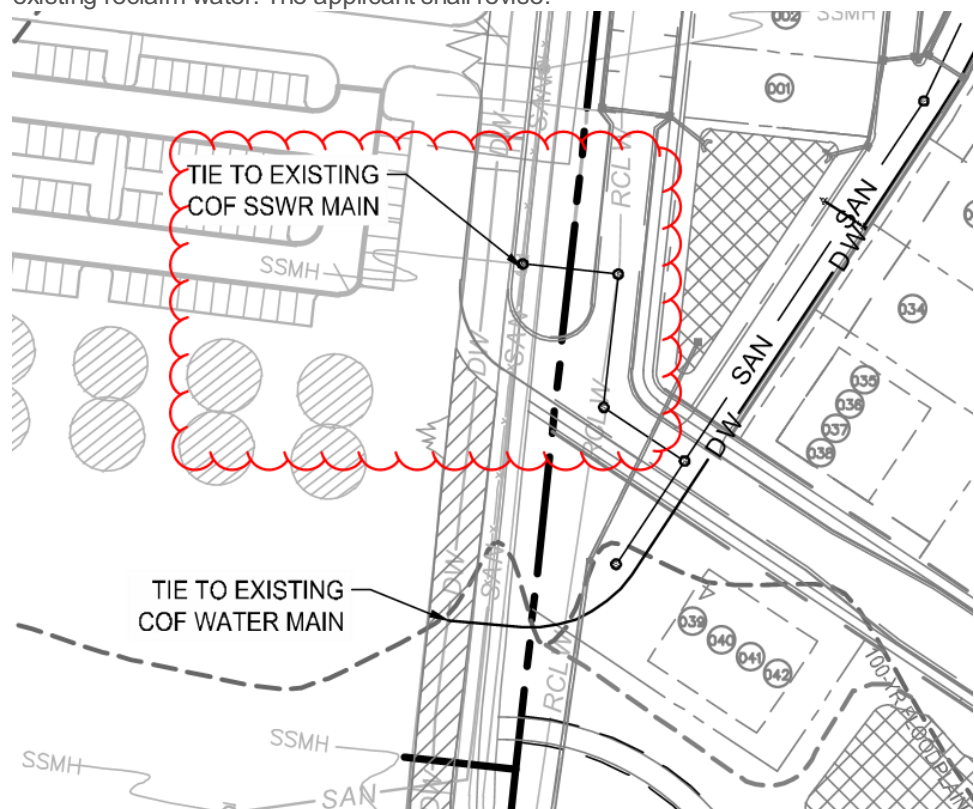
1. The riparian buffer encroachments and widths shall be reflected on all development plan sheets. Right now these are only reflected on the buffer management plan.
2. Label the 30' Riparian Buffer Zone 1 and 30' Riparian Buffer Zone 2 on the spring house. They are incorrectly labeled currently.
3. Is a maintained area around the spring house still desired? If so then this encroachment shall be shown and offset. This will require a variance submittal before approval will be granted at one stop.
4. If approval at one stop is your next step you will need to have this worked out before approval will be granted. I would suggest emailing me directly updated sheets before one stop to ensure what you submit at one stop will be approved.

Water/Sewer

General Issues

62. Sanitary sewer

ben.mcneil@franklin.tn.gov Proposed sewer alignment is not acceptable due to the sewer being shown over the existing reclaim water. The applicant shall revise.



Zoning

General Issues

51. FFO

shanna.mccoy@franklintn.gov Comment to remain open as reminder.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

52. FFO/FEMA

shanna.mccoy@franklintn.gov Comment to remain open as a reminder.

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

DEVELOPER



CAPITAL INVESTMENT GROUP, INC.

LANDSCAPE ARCHITECT / APPLICANT



KV+D KISER VOGRIN DESIGN

ARCHITECT



STUDIO M ARCHITECTURE & PLANNING

CIVIL ENGINEER



FULMER LUCAS

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

Emeline Acres PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7579
FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

PARKLAND DEDICATION REQUIREMENTS

166 units x \$4,304= \$714,464 to meet the ordinance.

25% of the total amount or \$597,180 will be due at final plat plus the number of dwellings for that phase at a rate of \$3,228 per unit.

The 25% or \$178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or \$535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

- Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

SITE LOCATION MAP
N.T.S

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COP PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

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BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
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SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 537 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES
HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

KVD PROJECT# : 20100
COF # : 7579
Sheet #:

C0.0

DATE: 04-26-2021

NOT FOR CONSTRUCTION

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected. A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on

solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw

from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and align with a new access point to the eastern tract.

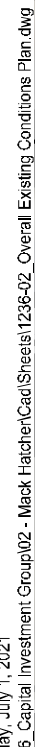
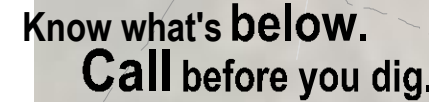
Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

Page 155 of 260

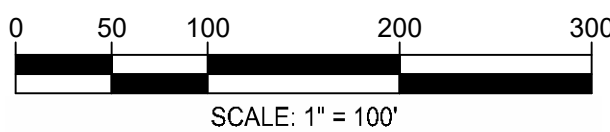


HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

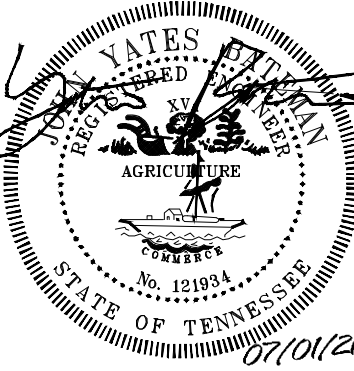
	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

	20% OR GREATER
	14% TO 19 %



KV+D
KISER VOGGIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067

FULMER LUCAS



PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

DRAWING TITLE:	
OVERALL EXISTING CONDITIONS PLAN	
SHEET NUMBER	

C1.0

MINIMUM OPEN SPACE REQUIREMENTS			
CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF			
OPEN SPACE			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING, HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
OPEN SPACE PROVIDED		1,403,800	
NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.			

GENERAL NOTES

1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE).
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

STATEMENT OF IMPACTS

- STREET NETWORK
 - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
- WATER FACILITIES
 - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
- SEWER FACILITIES
 - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
- RECLAIMED WATER FACILITIES
 - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
- DRAINAGE FACILITIES
 - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

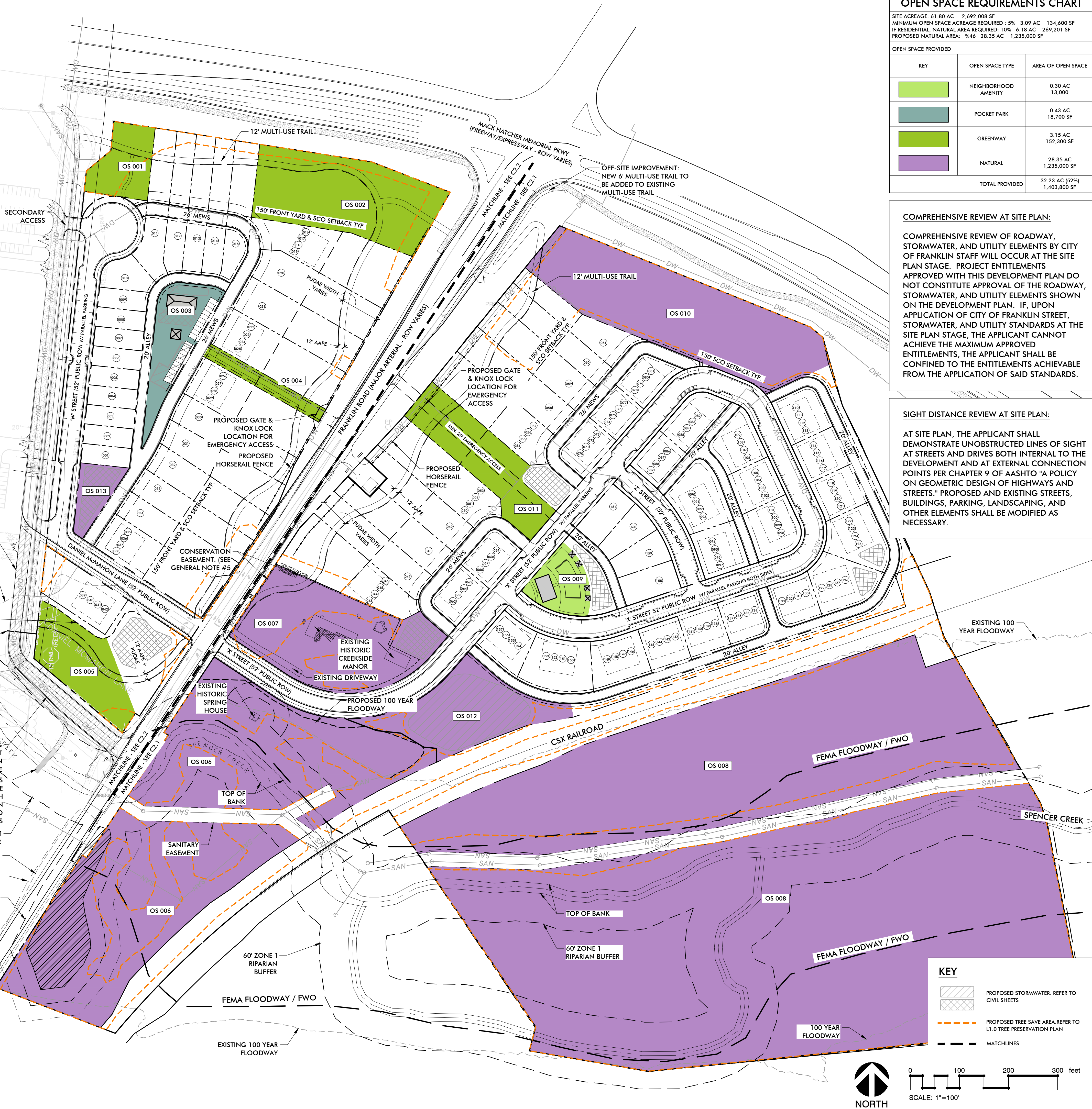
SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COP PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CPO, HPO, FPO, FWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS
"Corner Yard: 10"
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES
HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

PRIVATE ACCESS ROAD TO BE ABANDONED
EXISTING 100 YEAR FLOODWAY
PROPOSED 100 YEAR FLOODWAY
END OF EXISTING PUBLIC R/W
SAN
TOP OF BANK
SPENDER CREEK
PROPOSED ROAD & R/W ABANDONMENT CONVERT TO OPEN SPACE
OFF-SITE IMPROVEMENTS TO EXTEND TO MULTI-USE TRAIL THROUGH ADJACENT SUBDIVISION TO CONNECT TO HARLINSDALE FARMS
60' ZONE 1 RIPARIAN BUFFER
EXISTING 100 YEAR FLOODWAY
60' ZONE 2 RIPARIAN BUFFER
30' ZONE 1 RIPARIAN BUFFER
FEMA FLOODWAY / FWO
EXISTING 100 YEAR FLOODWAY



OPEN SPACE REQUIREMENTS CHART		
SITE ACREAGE: 61.80 AC 2,692,008 SF MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 6.18 AC 269,201 SF PROPOSED NATURAL AREA: %46 28.35 AC 1,235,000 SF		
OPEN SPACE PROVIDED		
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE
	NEIGHBORHOOD AMENITY	0.30 AC 13,000
	POCKET PARK	0.43 AC 18,700 SF
	GREENWAY	3.15 AC 152,300 SF
	NATURAL	28.35 AC 1,235,000 SF
TOTAL PROVIDED		32.23 AC (52%) 1,403,800 SF

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

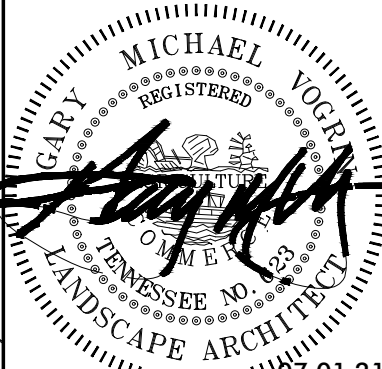
KEY

- PROPOSED STORMWATER. REFER TO CIVIL SHEETS
- PROPOSED TREE SAVE AREA. REFER TO L1.0 TREE PRESERVATION PLAN
- MATCHLINES



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



PUD DEVELOPMENT PLAN

EMELINE ACRES

370 FRANKLIN ROAD

FRANKLIN PROJECT # 7579

FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	NO.	DATE	BY
COF INITIAL SUBMITTAL	1	06/07/21	KR
COF RESUBMITTAL	2	07/01/21	KR

DESIGNED BY: GV
DRAWN BY: KR
CHECKED BY: GV
DATE: 04/26/21

KVD PROJECT NO. 20100
DRAWING TITLE:
OVERALL DEVELOPMENT PLAN
SHEET NUMBER
C2.0

DEVELOPER



CAPITAL INVESTMENT GROUP, INC.

LANDSCAPE ARCHITECT / APPLICANT



KV+D KISER VOGRIN DESIGN

ARCHITECT



STUDIO M ARCHITECTURE & PLANNING

CIVIL ENGINEER



FULMER LUCAS

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

Emeline Acres PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7579
FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	

PARKLAND DEDICATION REQUIREMENTS

166 units x \$4,304= \$714,464 to meet the ordinance.

25% of the total amount or \$597,180 will be due at final plat plus the number of dwellings for that phase at a rate of \$3,228 per unit.

The 25% or \$178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or \$535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

- Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

SITE LOCATION MAP
N.T.S

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
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*Corner Yard: 10'
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OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM = 1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 537 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS 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.

KVD PROJECT# : 20100
COF # : 7579
Sheet #:

C0.0

DATE: 04-26-2021

NOT FOR CONSTRUCTION

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected. A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on

solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw

from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and align with a new access point to the eastern tract.

Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

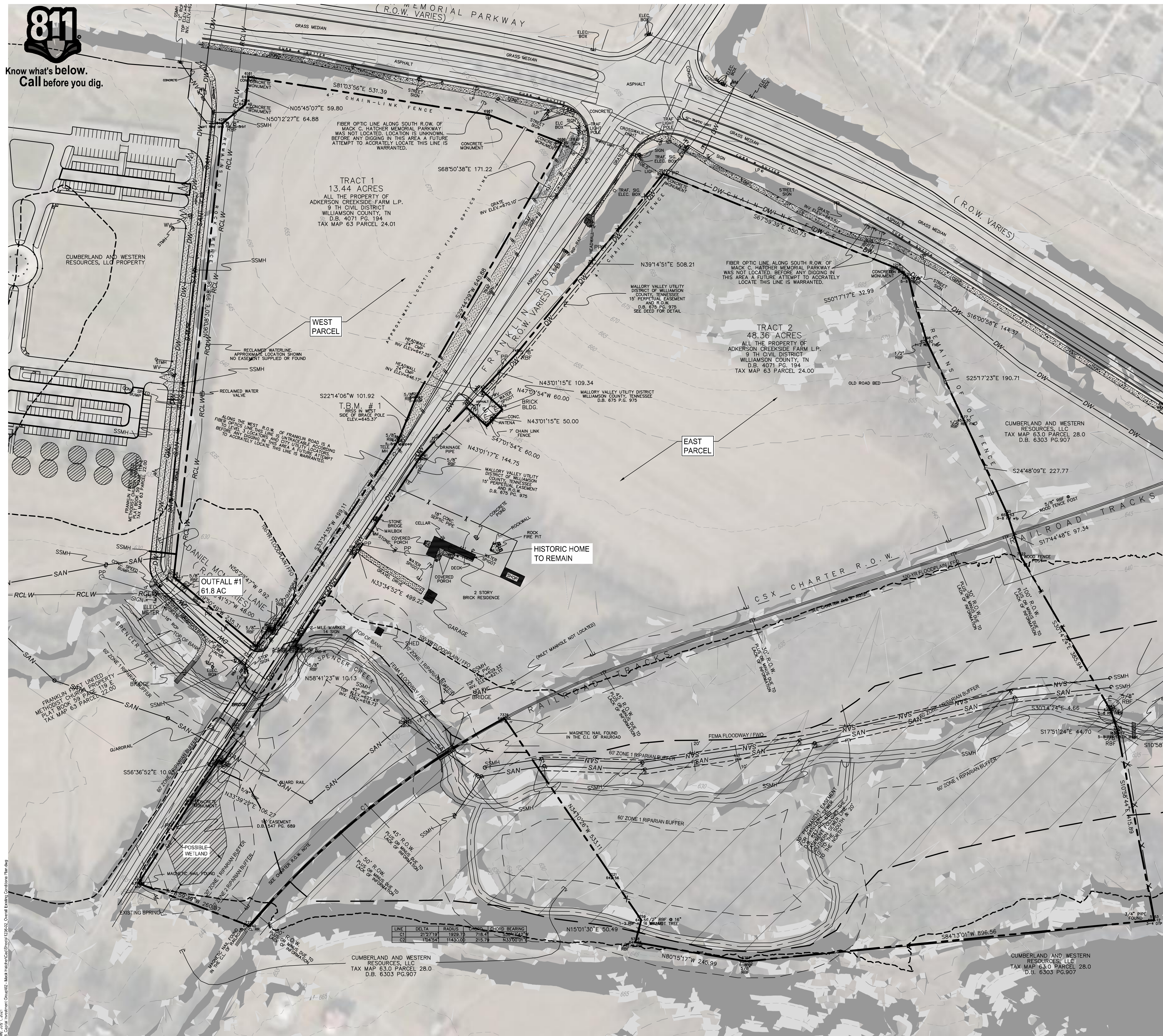
SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

Page 158 of 260



Know what's below.
Call before you dig.



SITE DATA CHART:

PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS

BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, PFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

PRE-DEVELOPMENT PEAK FLOWS

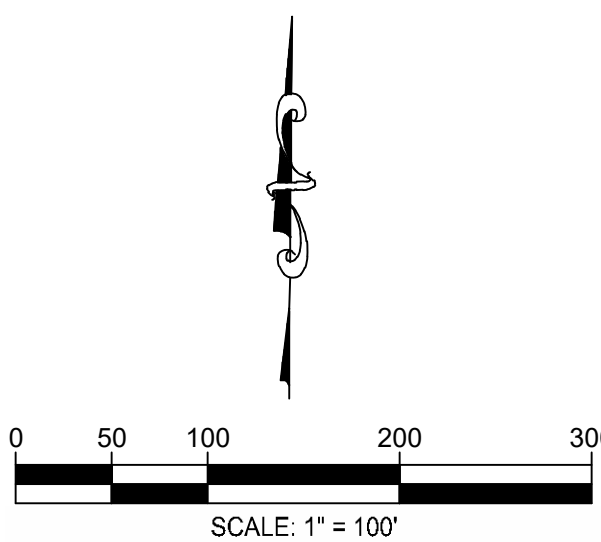
	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.
• PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

	20% OR GREATER
	14% TO 19 %

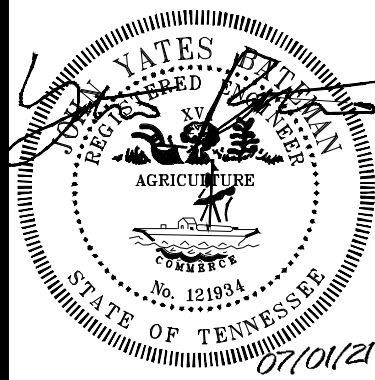


SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KV4D
KISER VOORIN DESIGN
5005 Middlebrook Rd. Ste. 100 Franklin, TN 37067
615.544.4471 | www.kv4d.com

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2009 RICHARD JONES RD., SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM • (615) 445-3770



PUD DEVELOPMENT PLAN

EMELINE ACRES

370 & 0 FRANKLIN ROAD

FRANKLIN PROJECT #7579

FRANKLIN, WILLIAMSON COUNTY, TN

BY:

DATE:

REVISIONS:

NO.:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

FILE PROJECT NO.

1236-02

DRAWING TITLE:

OVERALL

EXISTING

CONDITIONS

PLAN

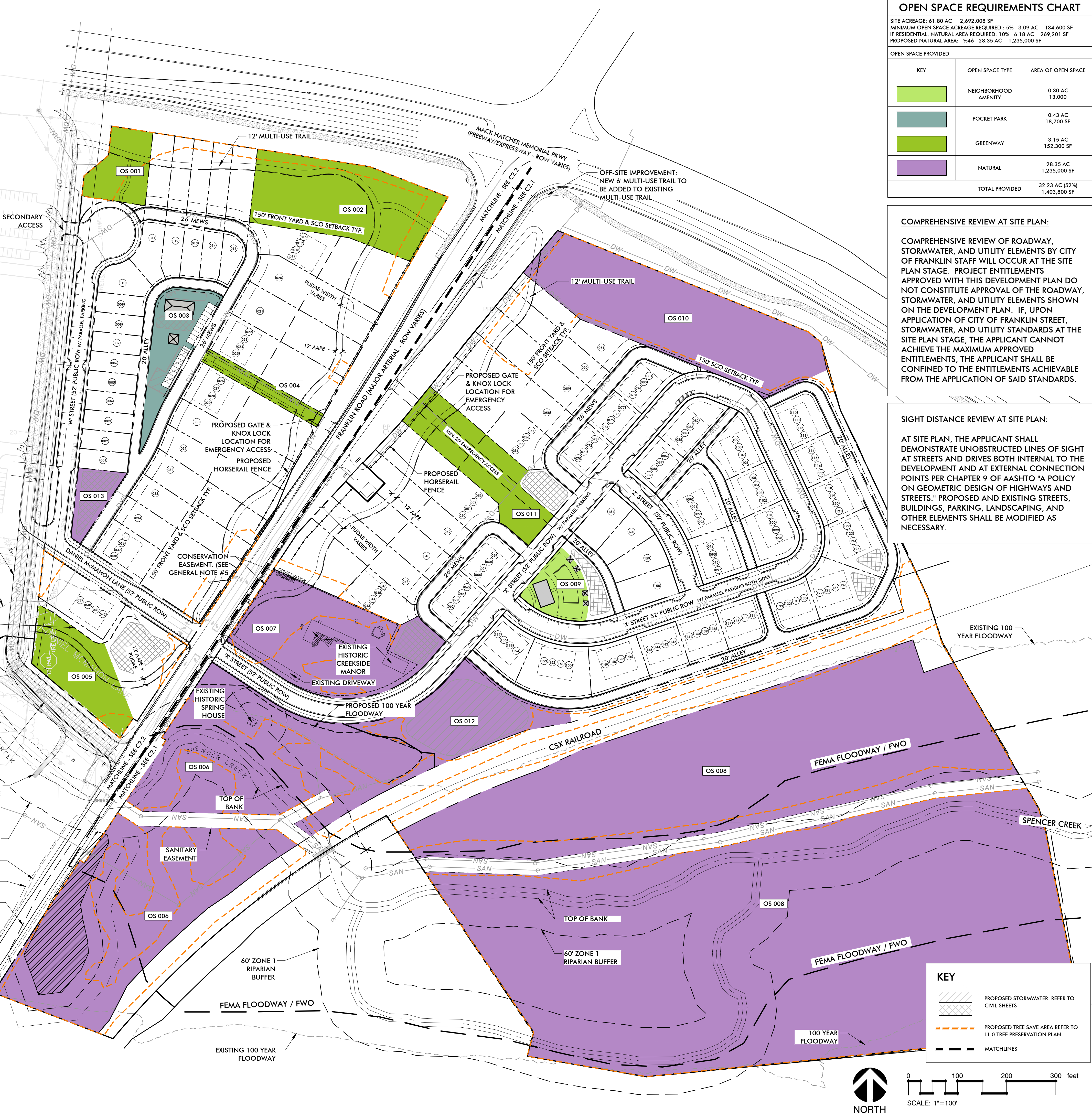
SHEET NUMBER

C1.0

MINIMUM OPEN SPACE REQUIREMENTS			
CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF			
OPEN SPACE			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING, HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
OPEN SPACE PROVIDED		1,403,800	
NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.			

GENERAL NOTES

1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE).
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.



STATEMENT OF IMPACTS

- **STREET NETWORK**
 - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
- **WATER FACILITIES**
 - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
- **SEWER FACILITIES**
 - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
- **RECLAIMED WATER FACILITIES**
 - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
- **DRAINAGE FACILITIES**
 - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COP PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CPO, HPO, FFO, FWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS
"Corner Yard: 10"
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES
HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

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NASHVILLE, TENNESSEE 37215
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MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	DATE	BY
1	06.07.21	KR
2	07.01.21	KR

DESIGNED BY: GV
DRAWN BY: KR
CHECKED BY: GV
DATE: 04/26/21

KVD PROJECT NO. 20100

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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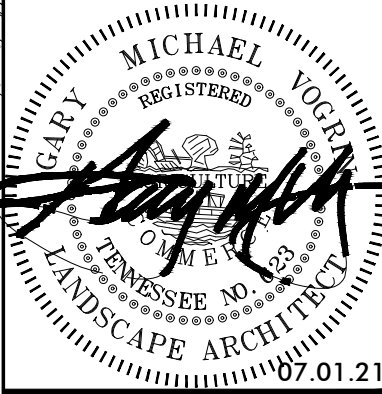
Page 160 of 260

1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.



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345-3770



PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:

**ENLARGED
DEVELOPMENT
PLAN**

SHEET NUMBER

C2.1

GENERAL NOTES

1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE).
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

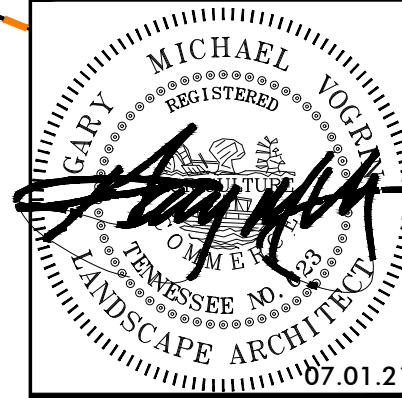
KEY

- PROPOSED STORMWATER. REFER TO CIVIL SHEETS
- PROPOSED TREE SAVE AREA. REFER TO L1.0 TREE PRESERVATION PLAN
- MATCHLINES

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PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

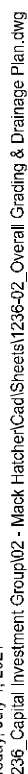
NO.	DATE	BY	REVISIONS
1	06.07.21	KR	COF INITIAL SUBMITTAL
2	07.01.21	KR	COF RESUBMITTAL
DESIGNED BY:			GV
DRAWN BY:			KR
CHECKED BY:			GV
DATE:			04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.2





SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 50 100 200 300

GRAPHIC SCALE

FILE PROJECT NO.
1236-02

DRAWING TITLE:

OVERALL
GRADING &
DRAINAGE PLAN

SHEET NUMBER

C3.0

Source: ITE Trip Generation Manual, 10th Edition

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN RD. PER THE CONNECT FRANKLIN PLANNING DOCUMENT, NO ADDITIONAL ROW DEDICATION IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER, THE TRAFFIC IMPACT ANALYSIS REQUIRES IMPROVEMENTS THAT DO REQUIRE SOME ROW DEDICATION ON THE WEST SIDE OF FRANKLIN ROAD.

A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY BURCH TRANSPORTATION BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. THE CONCLUSION OF THE REPORT WILL BE STATED ON THIS PLAN SHEET ONCE ISSUED.

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



SURVEY INFO
 PROVIDED BY: CROY ENGINEERING
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



EMELINE ACRES

370 & 0 FRANKLIN ROAD

FRANKLIN PROJECT #1379
FRANKLIN, WILLIAMSON COUNTY, TN

1

DESIGNED BY:	AJS
DRAWN BY:	AJS
CHECKED BY:	JYB
DATE:	06/07/2021

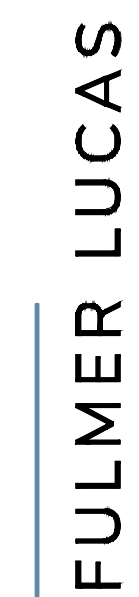
FLE PROJECT NO.
1236-02

DRAWING TITLE:

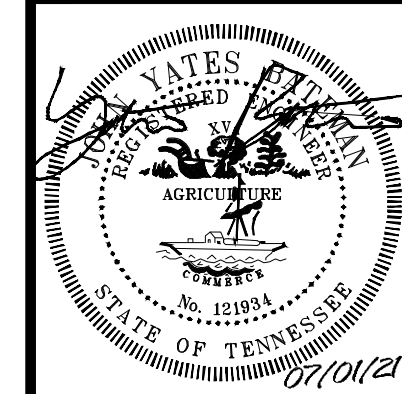
OVERALL ROW
& ACCESS
PLAN

SHEET NUMBER

C4.0



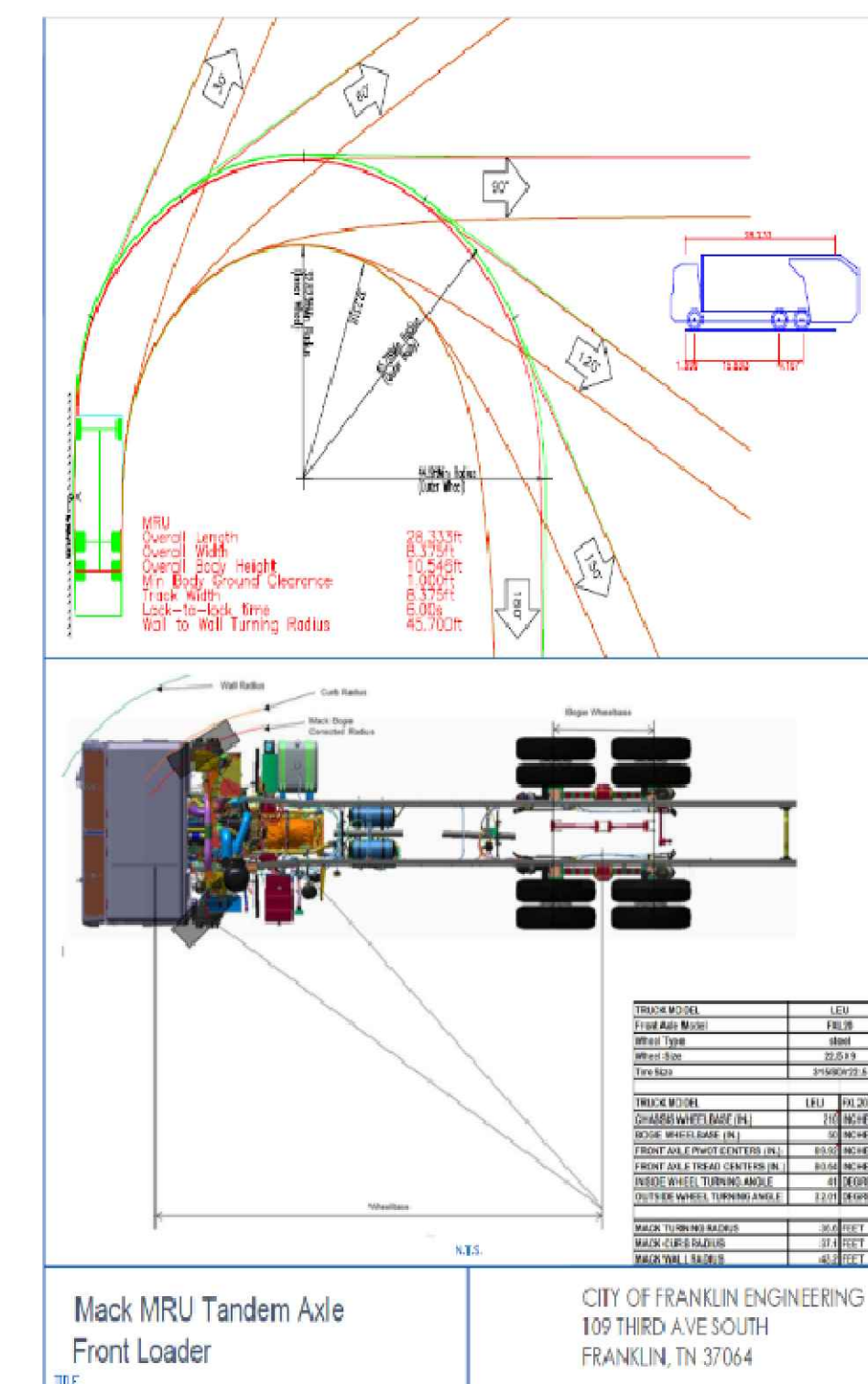
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

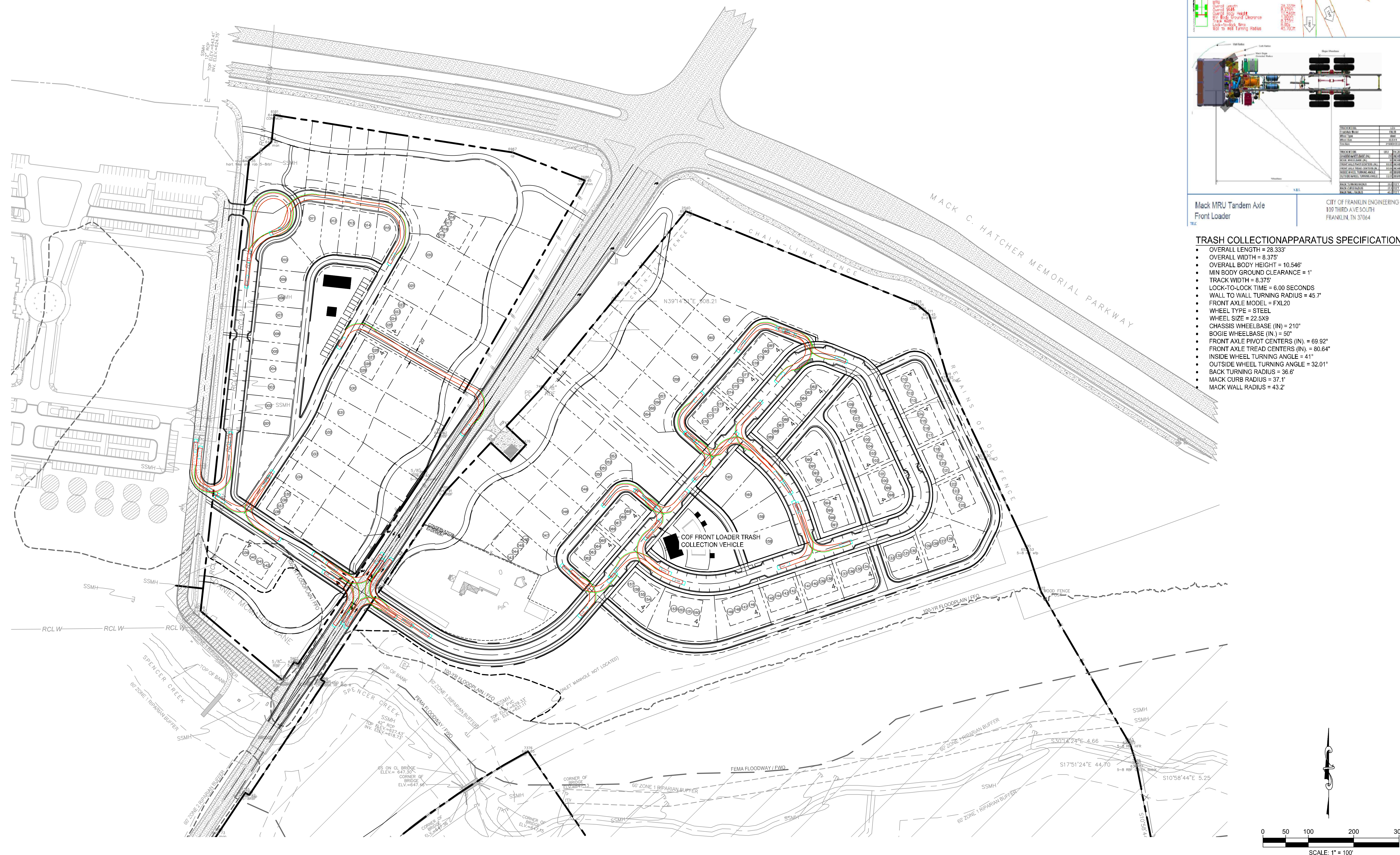
	REVISIONS							DATE	BY
NO.									
DESIGNED BY:									AJS
DRAWN BY:									AJS
CHECKED BY:									JYB
DATE:	06/07/2021								

FILE PROJECT NO. 1236-02
DRAWING TITLE: REFUSE COLLECTION PLAN
SHEET NUMBER C4.1



TRASH COLLECTION APPARATUS SPECIFICATIONS

- OVERALL LENGTH = 28.333'
- OVERALL WIDTH = 8.375'
- OVERALL BODY HEIGHT = 10.546'
- MIN BODY GROUND CLEARANCE = 1'
- TRACK WIDTH = 8.375'
- LOCK-TO-LOCK TIME = 6.00 SECONDS
- WALL TO WALL TURNING RADIUS = 45.7'
- FRONT AXLE MODEL = FXL20
- WHEEL TYPE = STEEL
- WHEEL SIZE = 22.5X9
- CHASSIS WHEELBASE (IN) = 210"
- BOGEY WHEELBASE (IN) = 50"
- FRONT AXLE FIVE CIRCLES (IN.) = 69.92"
- FRONT AXLE TREAD CENTERS (IN.) = 80.64"
- INSIDE WHEEL TURNING ANGLE = 41°
- OUTSIDE WHEEL TURNING ANGLE = 32.01°
- BACK TURNING RADIUS = 36.6'
- MACK CURB RADIUS = 37.1'
- MACK WALL RADIUS = 43.2'

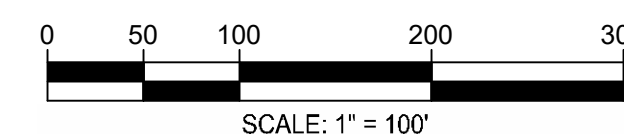


SURVEY INFO
 PROVIDED BY: CROY ENGINEERING
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

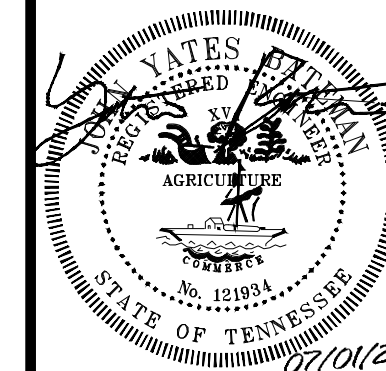


 VEHICLE PATH
 TIRES
 VEHICLE BODY

- 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 (W/OUT WALL) = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH



SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS		DATE	BY
NO.			
DESIGNED BY:	AJH		
DRAWN BY:	AJH		
CHECKED BY:	JYH		
DATE:	06/07/2022		

FLE PROJECT NO
1236-02

DRAWING TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C4.2



— W —	DOMESTIC WATER SERVICE
— GAS —	GAS SERVICE
— SAN —	SANITARY SEWER SERVICE
— OHE —	OVERHEAD ELECTRIC SERVICE
— OHT —	OVERHEAD TELEPHONE SERVICE

	UD		PERVIOUS PAVEMENT UNDERDRAIN
	RD		ROOF DRAIN TRUNK LINE
	RCP		RCP STORM PIPE
	CMP		CORRUGATED METAL PIPE
	HDPE		HDPE PIPE (ADS N-12 OR EQUAL)

FLOW @ 20 PSI = 4,996 GPM
PERFORMED BY HUNTER PATTON AND BRADLEY McCANN ON MAY 27, 2021

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC, FIRE AND IRRIGATION WATER SERVICE PROVIDED BY BOTH CITY OF FRANKLIN AND MALLORY VALLEY UTILITY DISTRICT. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS AVAILABLE ON THE WEST HALF OF THE PROJECT.

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647

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.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. FOUNDATIONS OF BUILDINGS ALONG DANIEL MCMAHON DRIVE TO BE OUTSIDE OF THE RECLAIMED WATER LINE EASEMENT.

FACILITY TYPE:	SINGLE FAMILY - 33 HOMES MULTIFAMILY - 128 TOTAL UNITS 56 - 1 BEDROOM 58 - 2 BEDROOM 14 - 3 BEDROOM
----------------	---

UNIT FLOW (GPD): 250 GPD FOR 1 BEDROOM
300 GPD FOR 2 BEDROOM
350 GPD FOR 3 BEDROOM AND SINGLE FAMILY

NUMBER OF UNITS:136.7 UNITS OF FLOW (350 GPD/UNIT)

TOTAL FLOW: 47,850 GPD

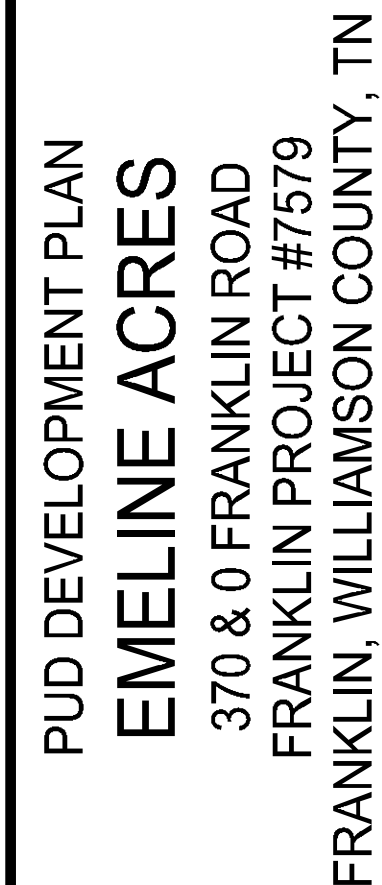
**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 04/23/2021

SURVEY INFO
 PROVIDED BY: CROY ENGINEERING
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 50 100 200 300

SCALE: 1" = 100'

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

[illegible]OVERALL
UTILITY PLAN

SHEET NUMBER

C5.0

LANDSCAPE DATA

SITE ACREAGE: ±61.80 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:
PD - PLANNED DISTRICT
CFO - CENTRAL FRANKLIN OVERLAY
HPO - HISTORIC PRESERVATION OVERLAY
FWO - FLOODWAY FRINGE OVERLAY
FWD - FLOODWAY OVERLAY
SCO - SCENIC CORRIDOR OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE): 0.20 (12.36 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE): ±0.73 (±45.33 AC)
PERCENT AND ACREAGE OF PRESERVED TREE CANOPY REQUIRED: 45% (15.29 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 78% (26.47 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED: 0
PROPOSED TREE SAVE AREA: 26.47 AC

KEY



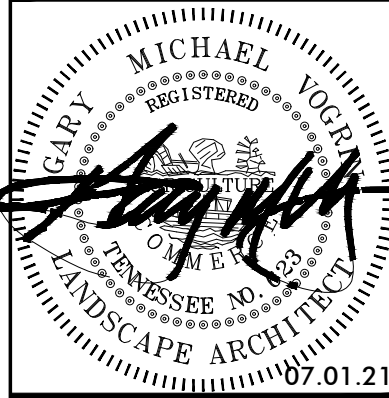
APPROXIMATE TREE PRESERVATION
AREA FROM GOOGLE EARTH AERIAL
10-22-2019
26.47 AC (1,153,400 SQ. FT.)



APPROXIMATE EXISTING TREE CANOPY
FROM GOOGLE EARTH AERIAL
10-22-2019
33.97 AC (±1,480,000 SQ. FT.)
55% EXISTING CANOPY AREA ON SITE

TREE PROTECTION NOTE

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06/07/21	KR
2	COF RESUBMITTAL	07/01/21	KR
DESIGNED BY:	GV		
DRAWN BY:	KR		
CHECKED BY:	GV		
DATE:	04/26/21		



GENERAL NOTES

1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE).
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

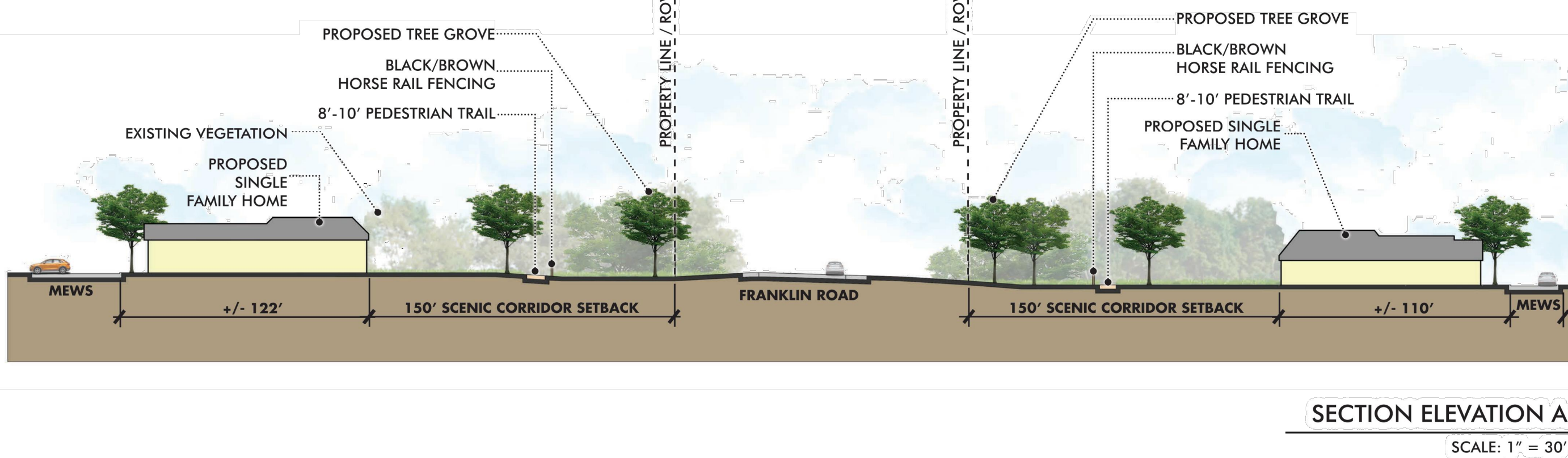


CONCEPT PLANT SCHEDULE

- CANOPY STREET TREES
SPACED ± 40'-50' O.C.
- CANOPY TRAIL TREES
SPACED ± 40'-50' O.C.
- EVERGREEN SCREENING TREES
SPACED ± 10'-15' O.C.
- APPROXIMATE EXISTING TREE CANOPY.
REFER TO TREE PRESERVATION PLAN
ON SHEET L1.0
- PROPOSED STORMWATER. REFER TO
CIVIL SHEETS

DISCLAIMER:

- TRAILS TO BE FIELD VERIFIED. LANDSCAPE
LOCATIONS SUBJECT TO CHANGE.



KV+D
KISER VOGGIN DESIGN
5005 Madison Blvd. Ste 100 Franklin, TN 37067
615.703.0567 | www.kiservoggin.com

FULMER LUCAS
2002 RICHARD JONES RD. SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM (615) 345-3770

Michael Voggin
REGISTERED
LANDSCAPE ARCHITECT
Tennessee No. 0000000000
07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY
COF INITIAL SUBMITTAL	06.07.21	KR
COF RESUBMITTAL	07.01.21	KR

NO.	DESIGNED BY:	GV
1	DRAWN BY:	KR
2	CHECKED BY:	GV
	DATE:	04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:
**CONCEPT
LANDSCAPE
PLAN**

SHEET NUMBER
L4.1

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AS PER FMC 23-107(5)(D) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY'S ENGINEERING DEPT. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE STORMWATER MANGAMENT PLAN, EPSC PLANS, GRADING PLANS, DRAINAGE PLANS AND BUFFER MANAGEMENT PLANS. THESE SIGN SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTORS AT INITIAL SITE PRECONSTRUCTION MEETINGS AND BE INSTALLED BY THE FIRST EPSC INSPECTION.

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

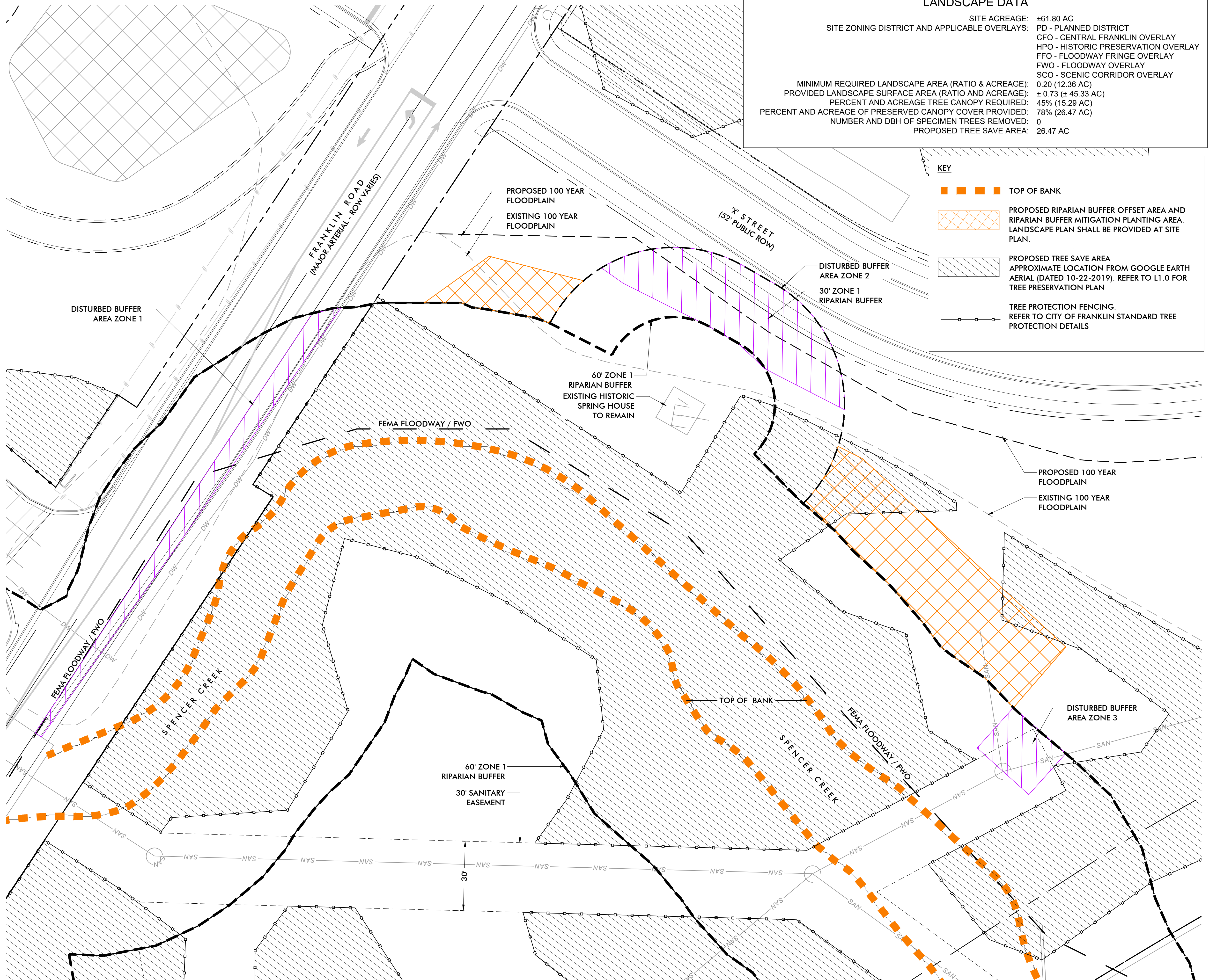
- NOTES:
1. PLANT MATERIAL MUST BE INSTALLED PER THE FOLLOWING DIAGRAM. REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK SERIES FOR MORE INFORMATION.
 2. CONTRACTOR TO REMOVE INVASIVE PLANT MATERIAL WITHIN THE RIPARIAN ZONE 1 & 2. SEE TN INVASIVE PLANT COUNCIL FOR LIST OF INVASIVE PLANTS.
 3. INVASIVE PLANTS TO BE REMOVED PER THE NATIVE CONSERVANCY "WEED CONTROL METHODS HANDBOOK."

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

LANDSCAPE CONTRACTOR TO BREAK UP ALL COMPACTED SOIL VIA A SUBSOILER (RIPPER) TO A MINIMUM DEPTH OF 24" WITH A SUBSOILER SHANK SPACING OF 36" MAX. AND THEN AERATE TOPSOIL WITH A PLUG AERATOR TO A DEPTH OF 4".

TREE PROTECTION NOTE

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

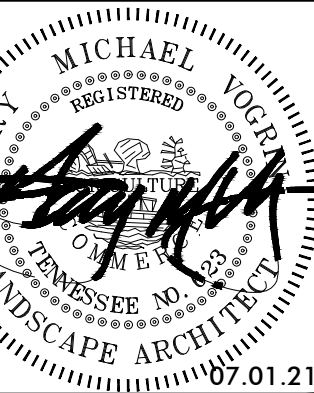


LANDSCAPE DATA	
SITE ACREAGE:	±61.80 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT CFO - CENTRAL FRANKLIN OVERLAY HPO - HISTORIC PRESERVATION OVERLAY FFO - FLOODWAY FRINGE OVERLAY FWO - FLOODWAY OVERLAY SCO - SCENIC CORRIDOR OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (12.36 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	± 0.73 (± 45.33 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	45% (15.29 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	78% (26.47 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PROPOSED TREE SAVE AREA:	26.47 AC

KEY	
	TOP OF BANK
	PROPOSED RIPARIAN BUFFER OFFSET AREA AND RIPARIAN BUFFER MITIGATION PLANTING AREA. LANDSCAPE PLAN SHALL BE PROVIDED AT SITE PLAN.
	PROPOSED TREE SAVE AREA APPROXIMATE LOCATION FROM GOOGLE EARTH AERIAL (DATED 10-22-2019). REFER TO L1.0 FOR TREE PRESERVATION PLAN
	TREE PROTECTION FENCING. REFER TO CITY OF FRANKLIN STANDARD TREE PROTECTION DETAILS



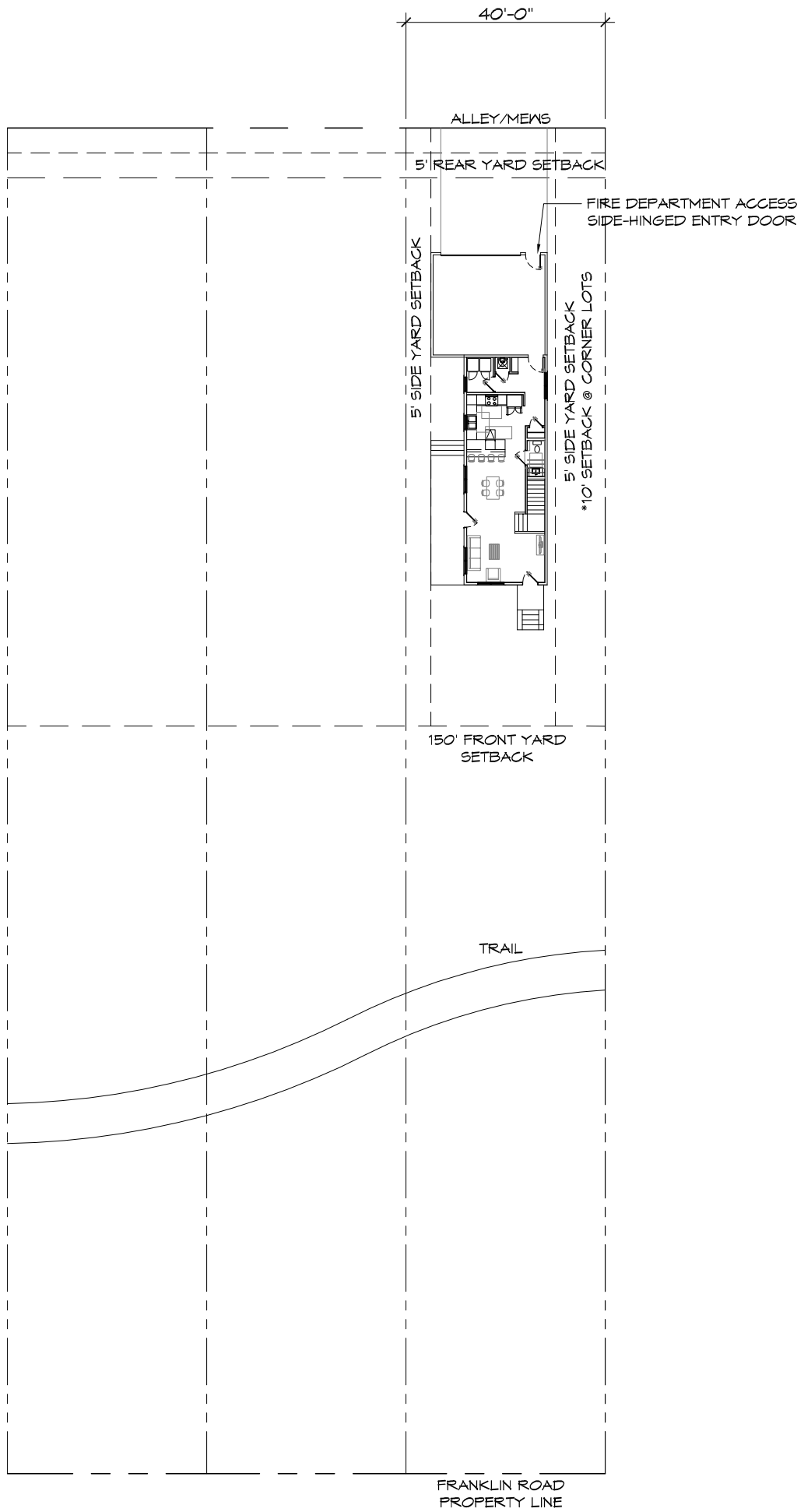
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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM (615) 345-3770



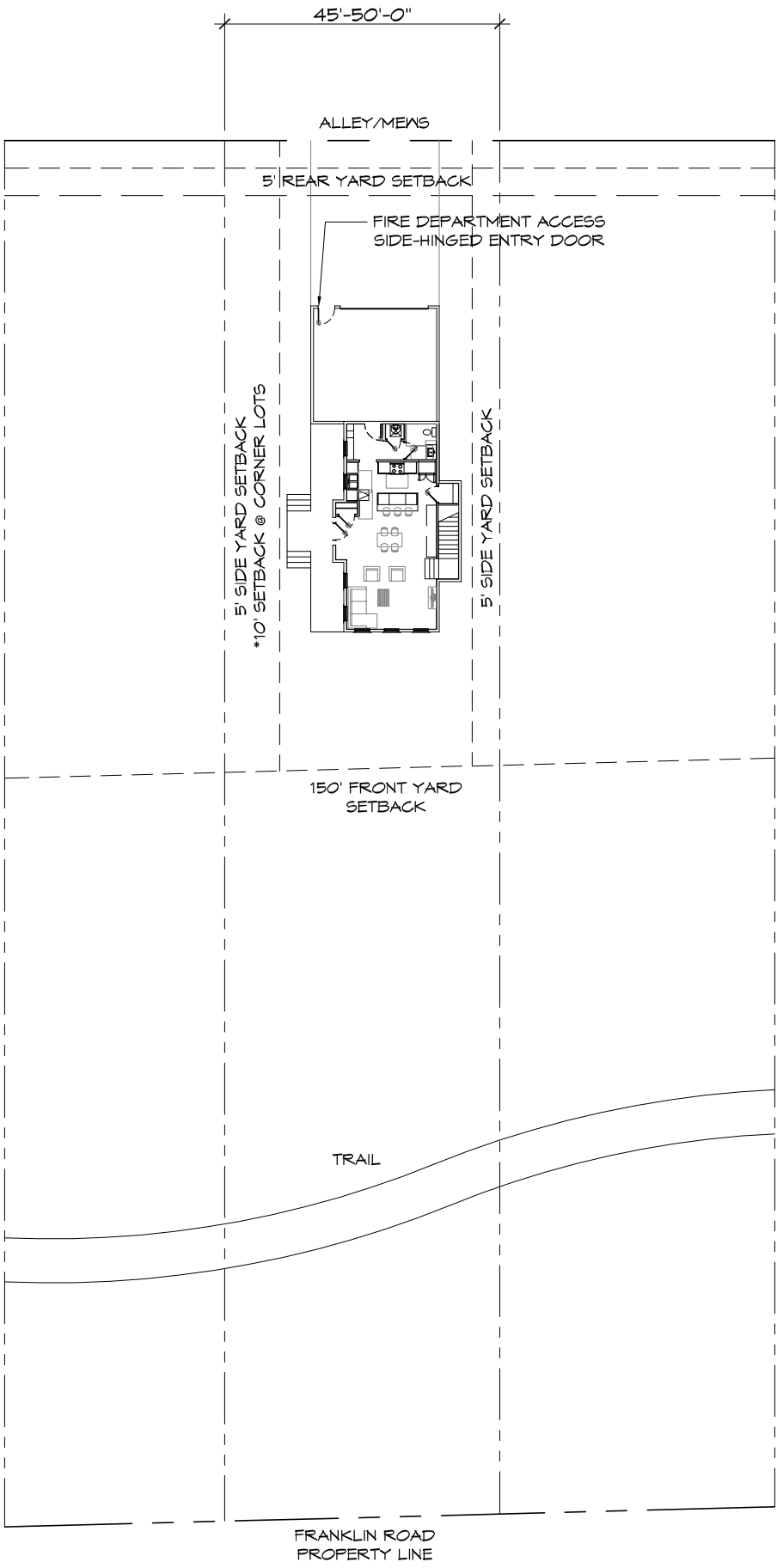
PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	DATE	BY	REVISIONS
1	06/07/21	KR	COF INITIAL SUBMITTAL
2	07/01/21	KR	COF RESUBMITTAL
DESIGNED BY:	GV		
DRAWN BY:	KR		
CHECKED BY:	GV		
DATE:	04/26/21		

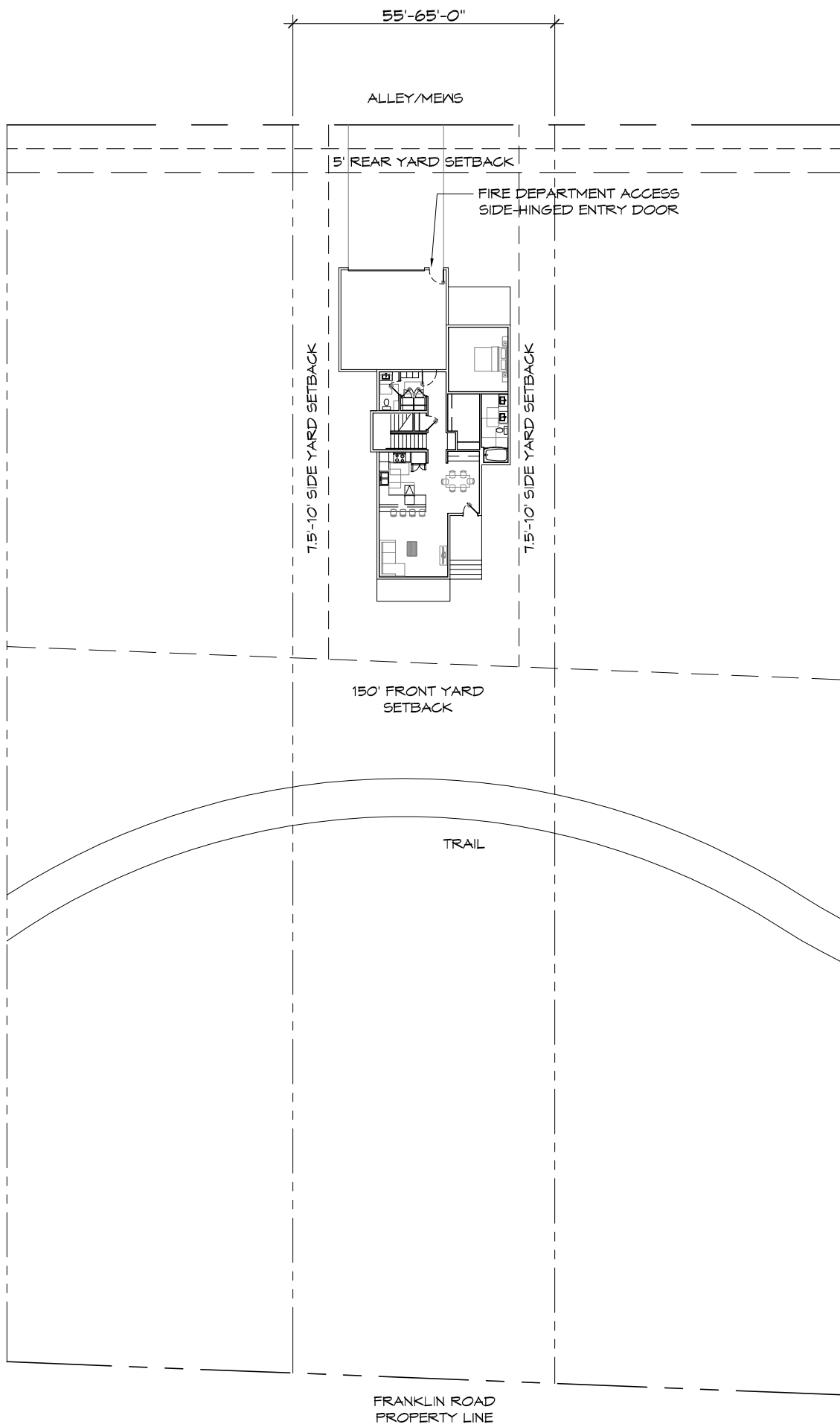
KVD PROJECT NO.
20100
DRAWING TITLE:
BUFFER
MITIGATION
CONCEPT
PLAN
SHEET NUMBER
L4.2



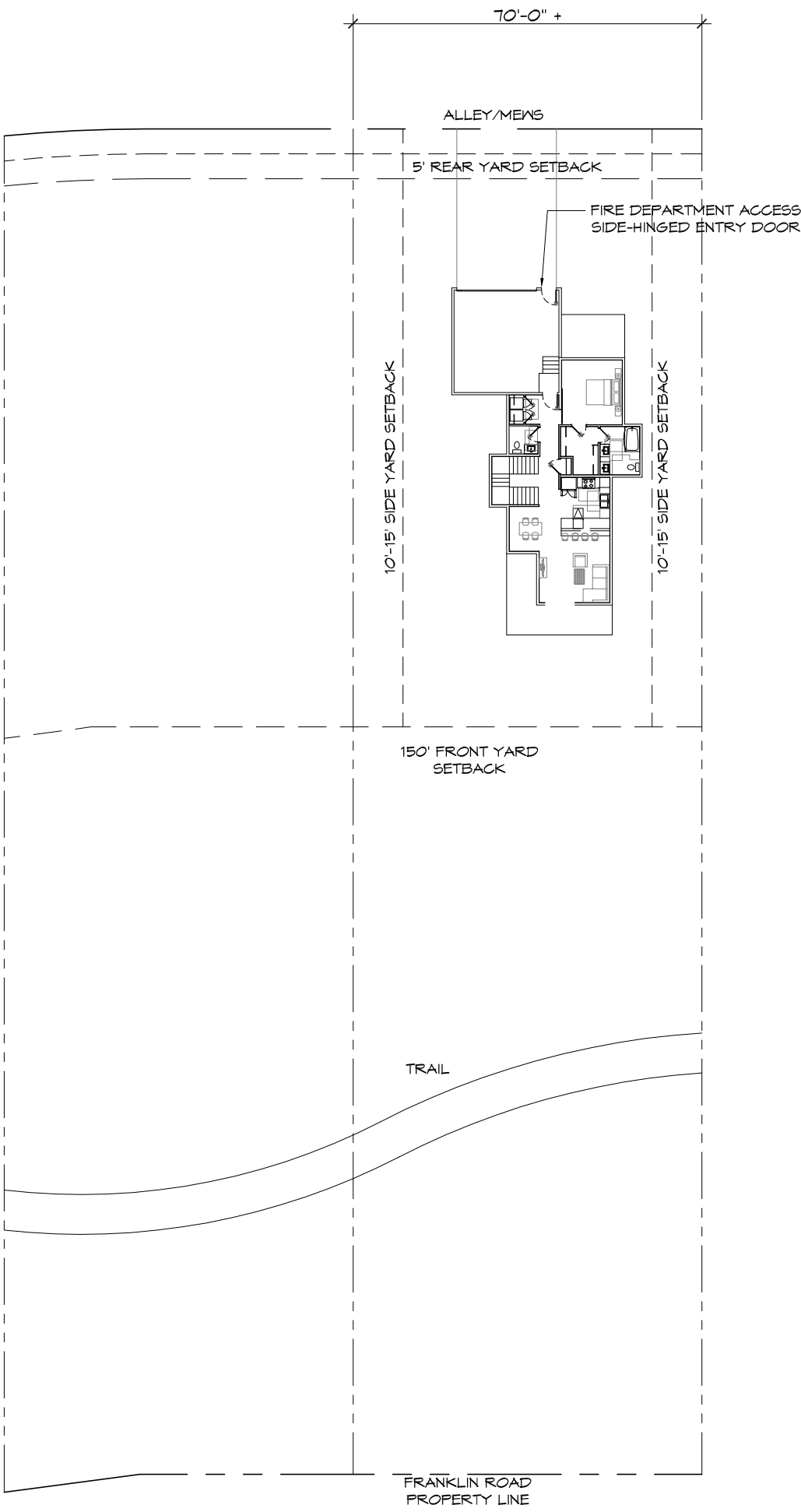
01 40' DETACHED
PLAN AND ELEVATION
SCALE: N.T.S.



02 45'-50' DETACHED
PLAN AND ELEVATION
SCALE: N.T.S.

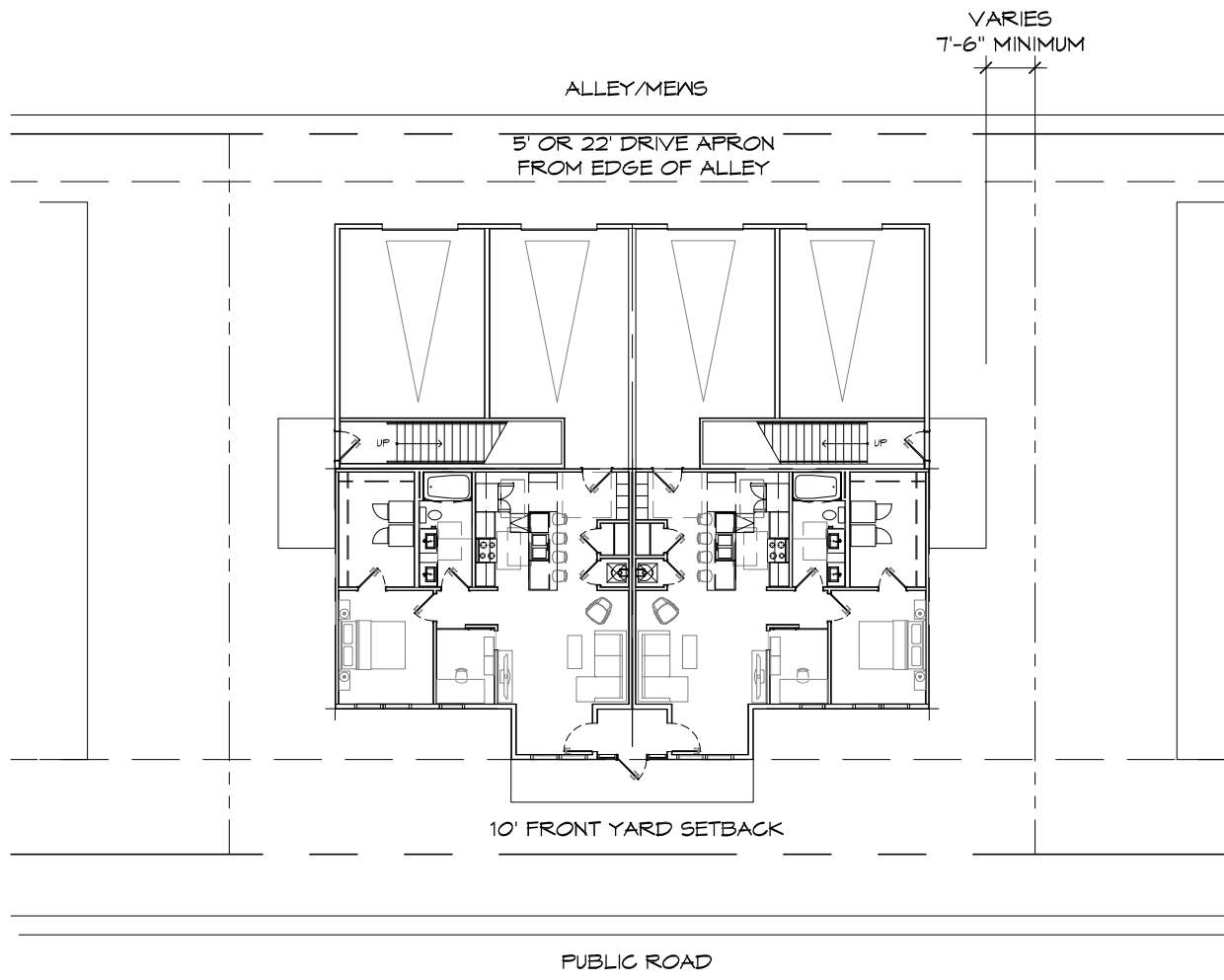


03 55'-65' DETACHED
PLAN AND ELEVATION
SCALE: N.T.S.

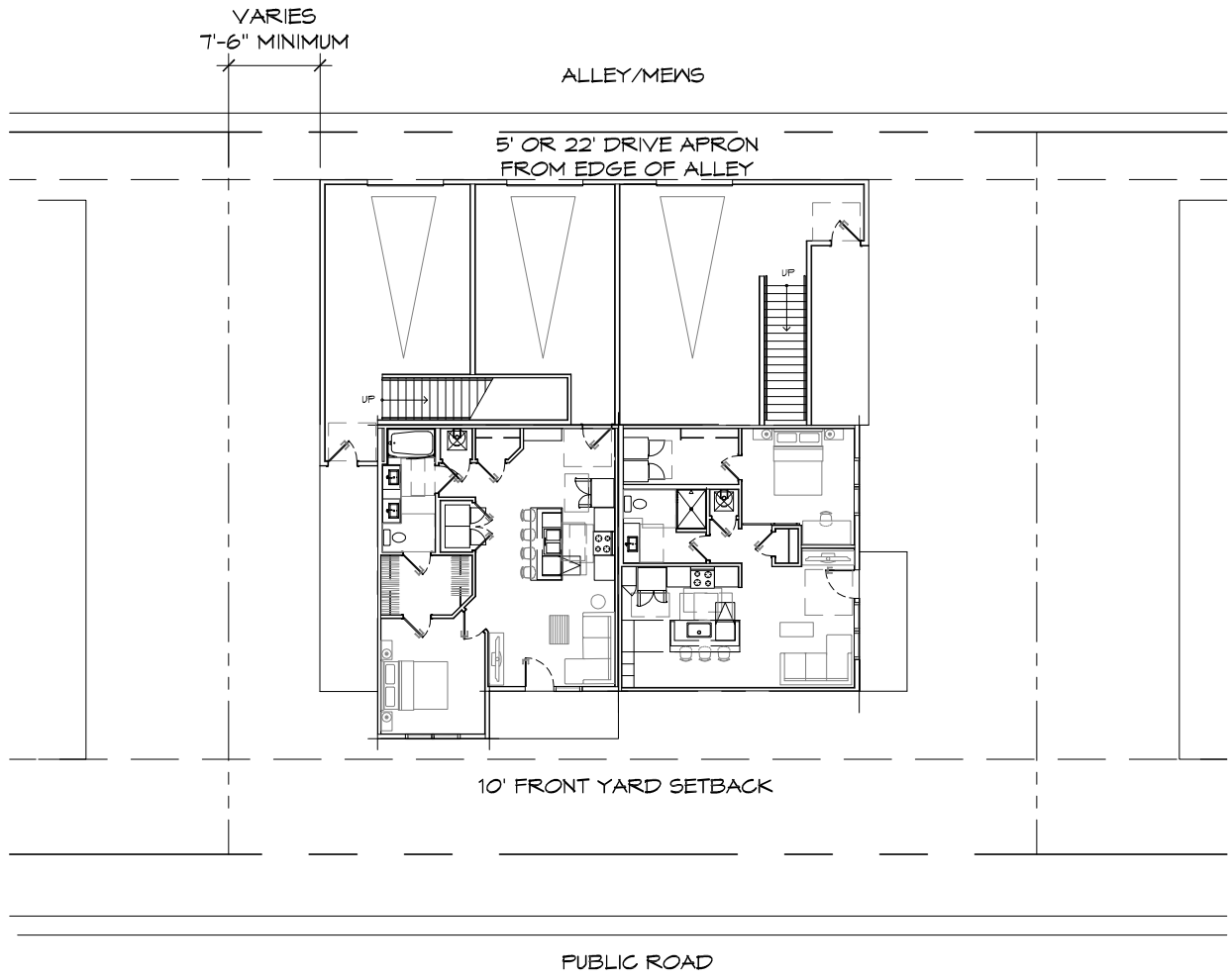
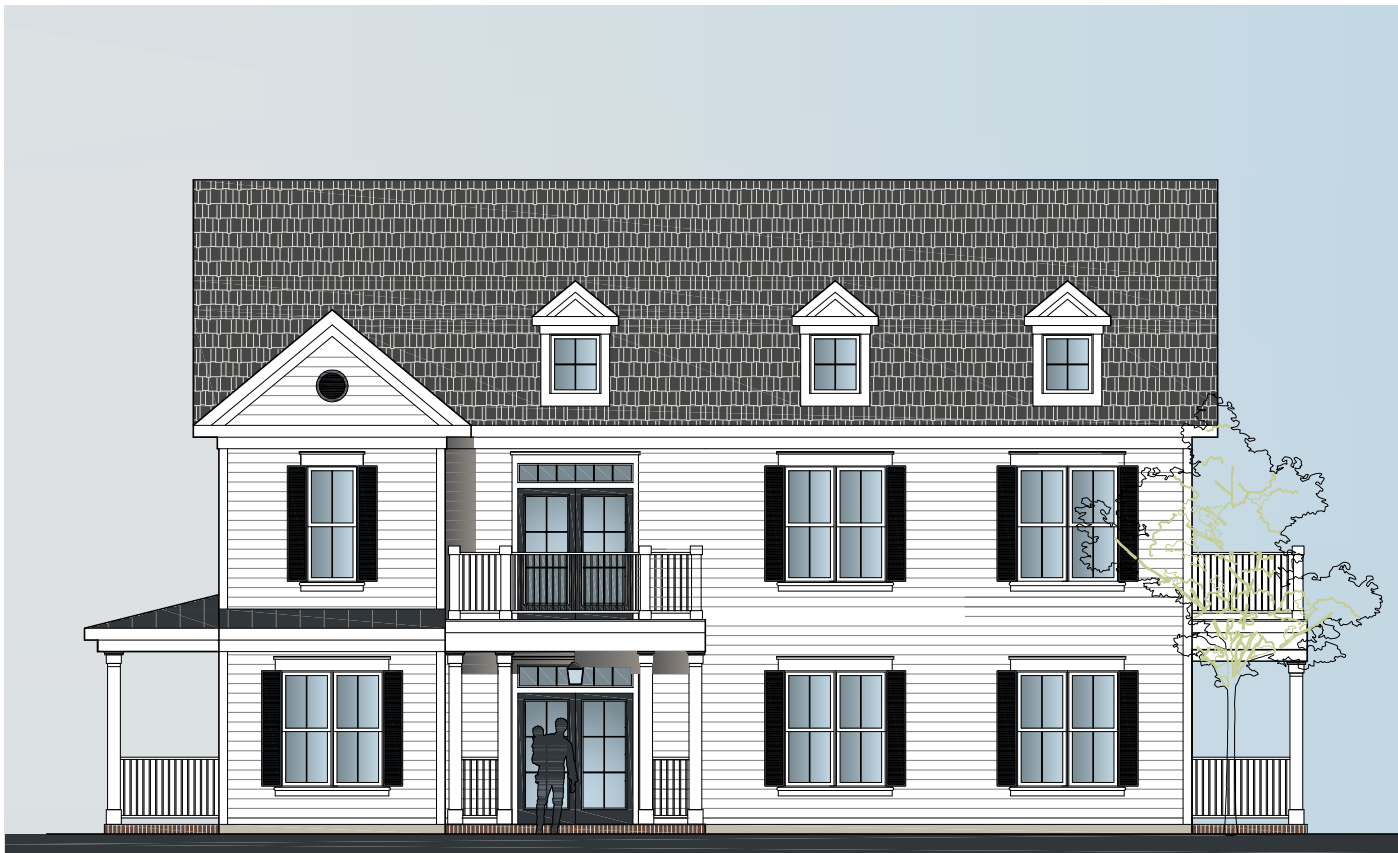


04 70'+ DETACHED
PLAN AND ELEVATION
SCALE: N.T.S.

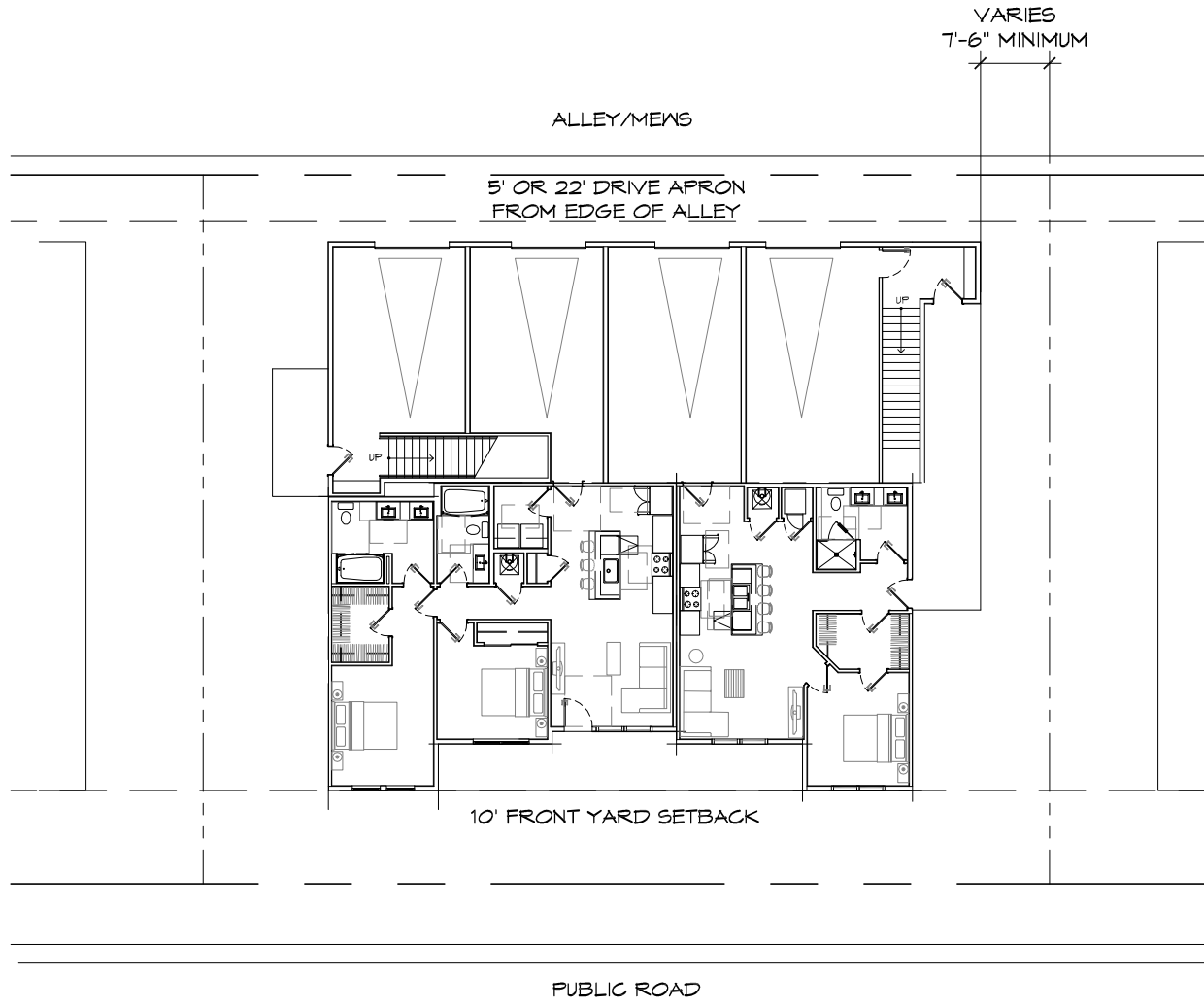




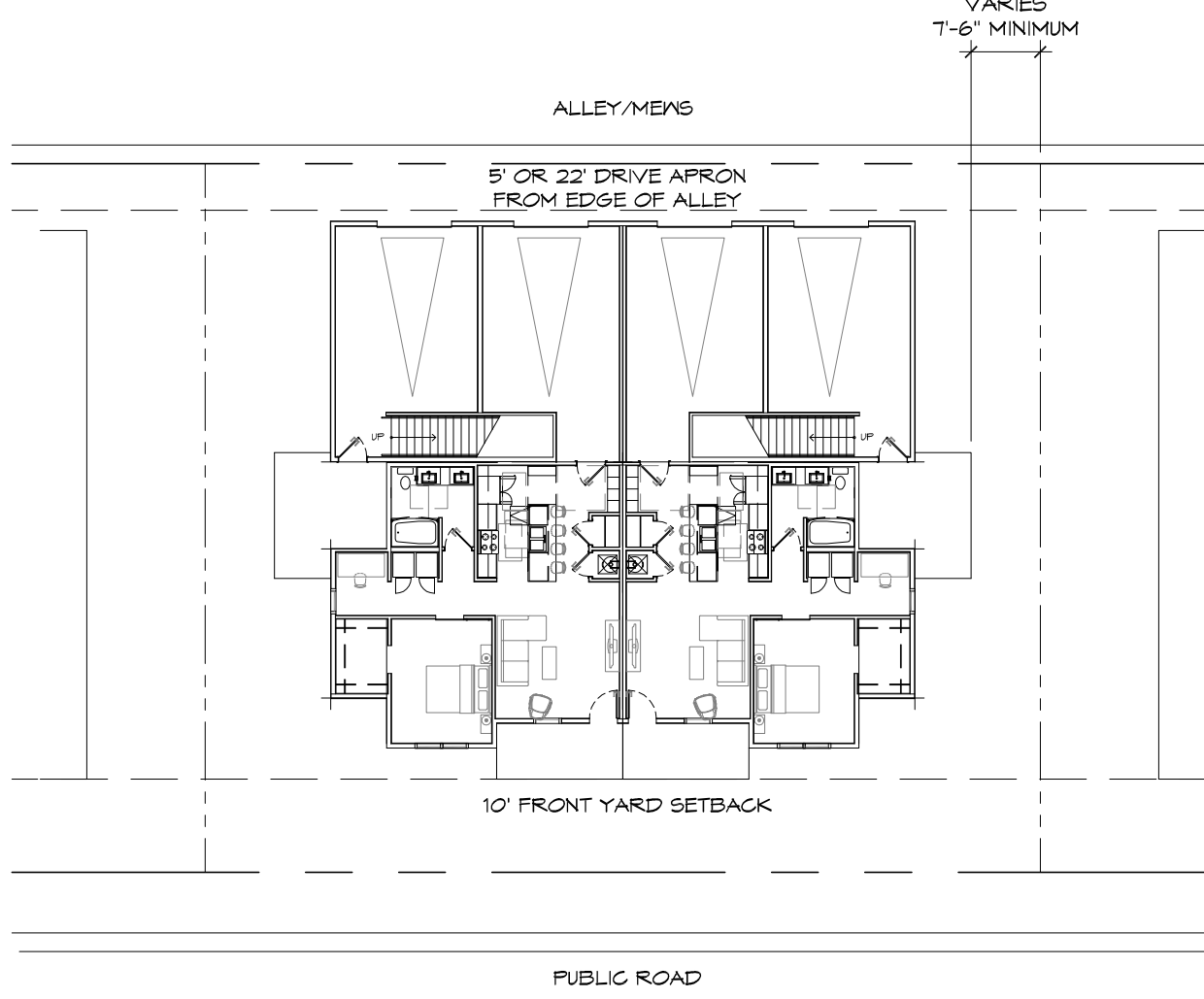
01 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



02 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



03 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



04 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



NOTE: PORCHES/SOOPS ALLOWED
WITHIN BUILDING SETBACKS.

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR
DESIGNED BY:		MH	
DRAWN BY:		MH	
CHECKED BY:		NA	
DATE:		04/26/21	

KVD PROJECT NO.
20100

DRAWING TITLE:

TYPICAL
ARCHITECTURE
MULTIPLEX

SHEET NUMBER

A1.1

From: [John Vaughn](#)
To: [Planning Intake](#)
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN

July 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Amanda Rose, Preservation Planner
Kelly Dannenfelser, Assistant Planning Director
Emily Wright, Planning Director

~~Item X:~~ Disapproval Recommendation from the Historic Zoning Commission for the Proposed Emeline Acres PUD Subdivision

Purpose

The purpose of this memorandum is to provide the Franklin Municipal Planning Commission (FMPC) with a recommendation from the Historic Zoning Commission (HZC) regarding the proposed Emeline Acres PUD Subdivision.

Development entitlements such as building setbacks, building scale, and lot sizes and configurations may affect the abilities of the HZC to utilize the recommended Guidelines to ensure contextually sensitive infill development.

Historic Resources

This property includes the ca. 1845 Thomas Shute House, more commonly referred to as Creekside, which is listed on the National Register of Historic Places for significance in architecture. The site is within the Franklin Road Historic District.

Analysis

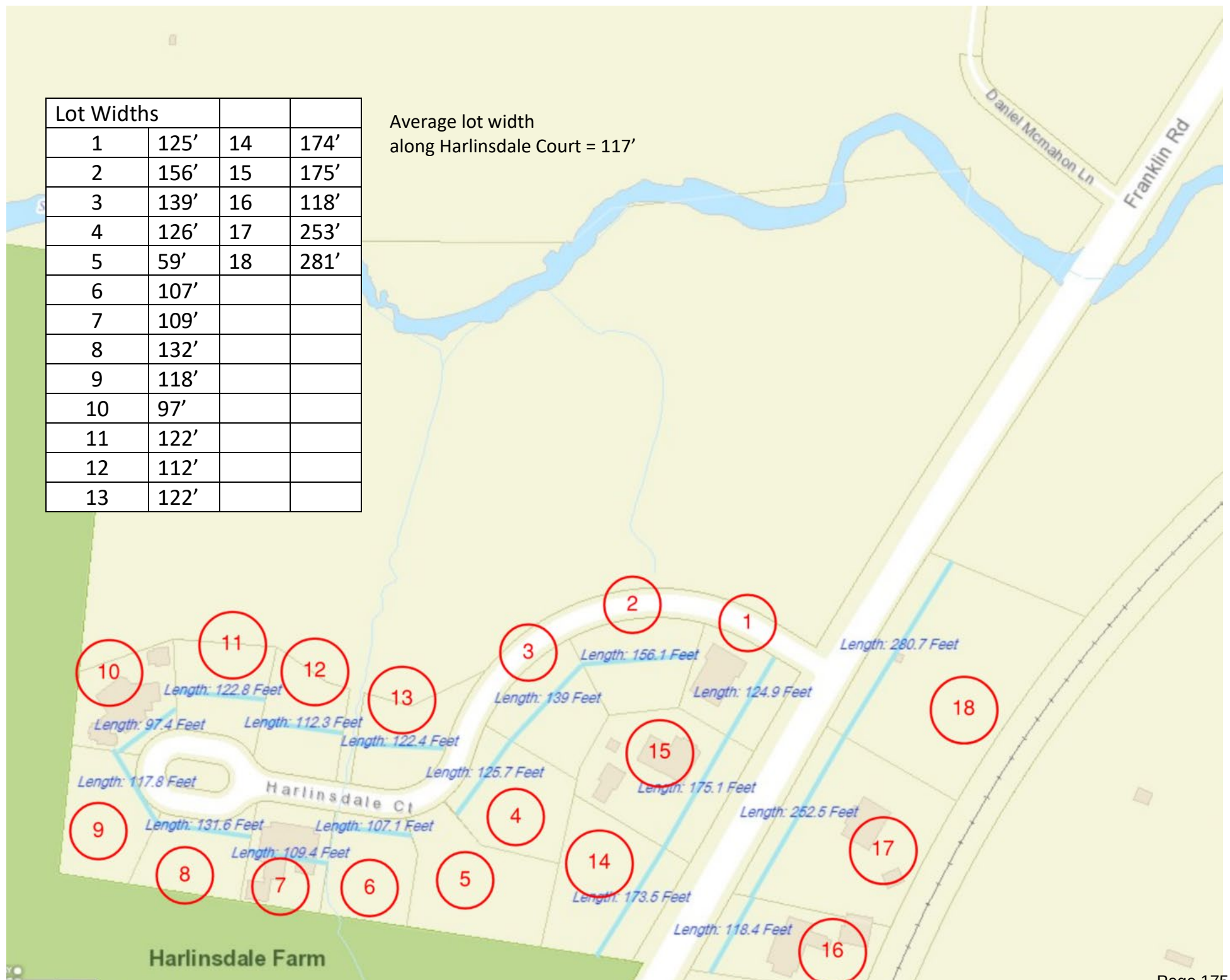
- The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact.
- The HZC has identified Harlinsdale Manor as an appropriate guide for building form, lot widths, and spacing between buildings.
- The Harlinsdale Manor lots fronting Franklin Rd. measure approximately 125'-170' in width. The proposed lot widths are mostly 50-65 feet, with a handful up to 85 feet, resulting in building forms that are not consistent with the District or the Guidelines.
- The Guidelines recommend an uncongested gateway into downtown, meaning adequate space between the buildings. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ The houses along Franklin Road in Harlinsdale Manor, for example, are spaced ~55 feet apart while the proposed spacing is between 10' - 15' feet. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ [appropriate spacing.](#)
- The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor.

HZC Recommendation

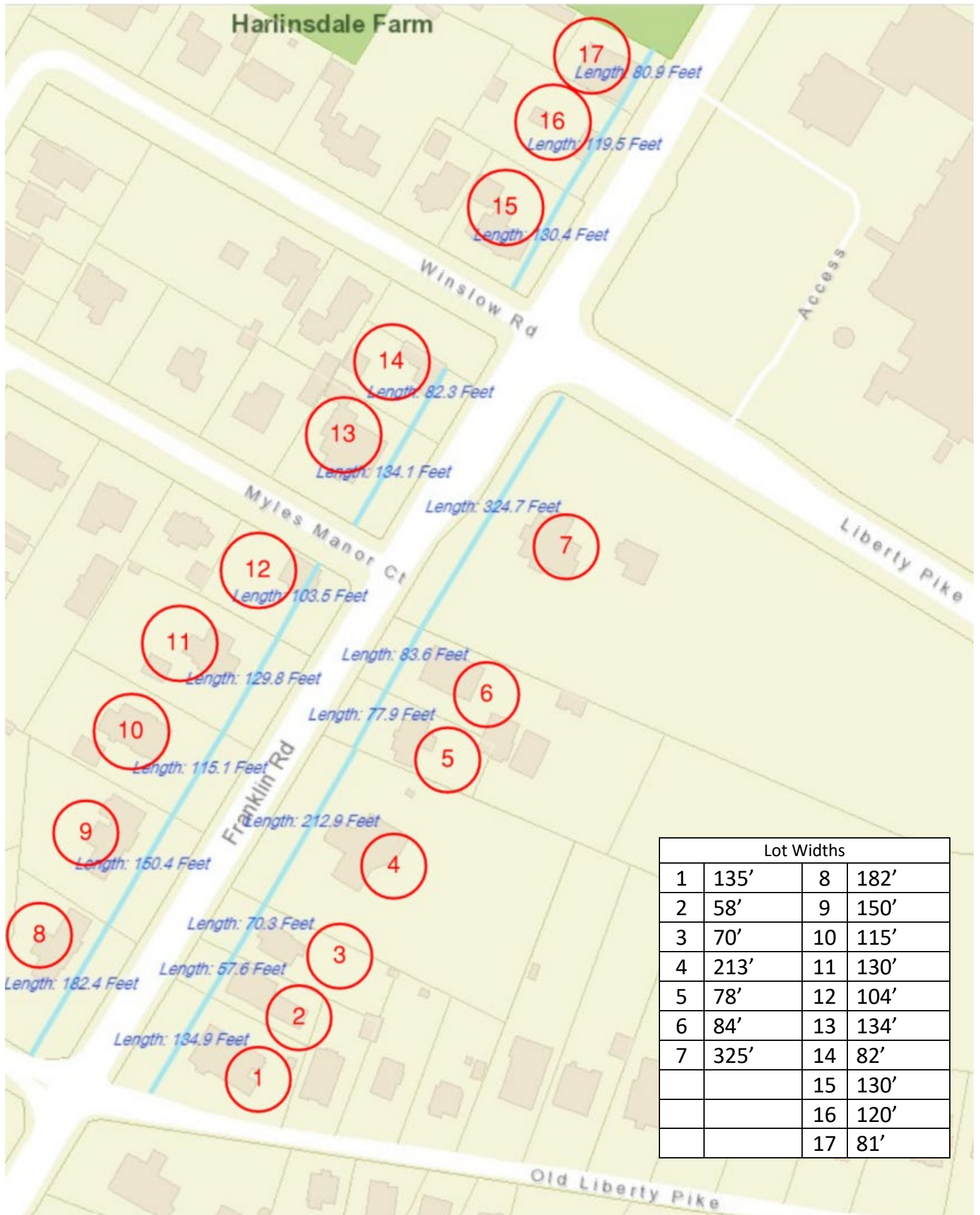
Disapproval 7-0 to the FMPC and BOMA during its June 14, 2021 meeting.

Lot Widths			
1	125'	14	174'
2	156'	15	175'
3	139'	16	118'
4	126'	17	253'
5	59'	18	281'
6	107'		
7	109'		
8	132'		
9	118'		
10	97'		
11	122'		
12	112'		
13	122'		

Average lot width
along Harlinsdale Court = 117'



Harlinsdale Farm



Lot Widths			
1	135'	8	182'
2	58'	9	150'
3	70'	10	115'
4	213'	11	130'
5	78'	12	104'
6	84'	13	134'
7	325'	14	82'
		15	130'
		16	120'
		17	81'



File #: 21-02236

DATE: July 21, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2021-0180, Parkland Impact Fee And Construction Agreement Between The City Of Franklin And Capital Investment Group, Inc. For The Development Known As Emeline Acres PUD Subdivision.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract No. 2021-0180, Parkland Impact Fee and Construction Agreement Between the City of Franklin And Capital Investment Group, Inc. For The Development Known As Emeline Acres PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

Consideration Of COF Contract No. 2021-0180, whereas Capital Investment Group, Inc. is developing 166 dwelling units known as Emeline Acres. The owner intends to develop parkland amenities ("Parkland Project") consisting of a pool, grilling stations, seating areas, event lawn, firepit, shade structures, community gardens, trails (within the development and off-site at Harlinsdale Manor along Spencer Creek leading to the Park at Harlinsdale Farm) & sidewalks appurtenances on approximately 2.67 acres, all as more particularly shown and described on attached exhibits. Twenty-five (25%) of the total funds will be allocated to quadrant 1 with an eligibility of receiving seventy-five percent (75%) off-set for design and construction.

FINANCIAL IMPACT:

The Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and for 166-units, the total Parkland Impact Fee for Owner is Seven-Hundred Fourteen Thousand, Four Hundred Sixty-Four and 00/100 Dollars (\$714,464). Twenty-five (25%) of the total funds will be allocated to quadrant 1 which equals One Hundred Seventy-Eight Thousand Six Hundred Sixteen 00/100 Dollars (\$178,616) with an eligibility of receiving seventy five percent (75%) off-set for design and construction which equals Five Hundred Thirty-Five Thousand, Eight Hundred Forty-Eight and 00/100 Dollars (\$535,848).

Exhibit G- Parkland Requirements				
Descriptions	Quantity	Unit	Unit Price	Total
Total Required Parkland Dedication	166	Units	\$4,304	\$714,464
Design/Planning/Engineering (Professional Services)				
Landscape Architect Design Fees/Project Construction Administration Fees	1	unit		\$75,000
Civil Engineer/Architect Design Fees/Project Construction Administration Fees	1	unit		\$589,257
50% Offset				\$332,129
Sub Total				\$332,129
Exhibit B – Private Neighborhood Amenity (East)				
Amenity Allowance	18,400	SF	---	\$503,990
50% Offset				\$251,995
Sub Total				\$251,995
Exhibit D – Public Multi-Use Trail (West)				
12' Concrete Multi-use Trail (Total 2,140 LF)	1,270	LF	70	\$88,900
Note: 6' of the 12' trail shall be counted towards parkland dedication	7,620	SF		
75% Offset				\$66,675
Sub Total				\$66,675
Exhibit F – Public Multi-Use Trail (Off-site Improvements)				
12' Concrete Multi-use Trail	1,180	LF	70	\$82,600
Note: This trail shall connect the site on the southwest corner to Harlinsdale Farm, designed to connect through Harlinsdale Manor				
75% Offset	9,440	SF		\$61,950
Sub Total				\$61,950
Total Cost for Design and Construction	35,460	SF		\$712,749
Land Cost (Exhibits D-F)				
	1.38	acres	\$ 160,000	\$220,800.00
			Total	\$933,549
Total cost of Project				
				\$933,549
Parkland Impact Fee Requirement				\$714,464
Allowable 75% Offset				\$535,848
Dedication Beyond Requirement				\$397,701

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2021-0180.

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND
CAPITAL INVESTMENT GROUP, INC.
CONTRACT NO. 2021-0180**

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT (“Agreement”), made and entered into this _____ day of _____ 2021 by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and Capital Investment Group, Inc., developer of that certain land known as Emeline Acres in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto (“Owner”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor’s Map 63, Parcel 02400 & 02401 (“Development Project”), located in Parkland Quadrant 1 of the City, consisting of 166 units on the property known as Emeline Acres; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities (“Parkland Project”) consisting of a pool, grilling stations, seating areas, event lawn, firepit, shade structures, community gardens, trails (within the development and off-site at Harlinsdale Manor along Spencer Creek leading to the Park at Harlinsdale Farm) and sidewalks on approximately 2.67 acres, all as more particularly shown and described on Exhibits A-G; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, “Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is Seven Hundred Fourteen Thousand Four Hundred Sixty-Four and 00/100 Dollars (\$714,464.00); and

WHEREAS, Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until such time the total obligation has been satisfied; and

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on June 30, 2021, to be Five Hundred Thirty-Five Thousand Eight Hundred Forty-Eight and 00/100 Dollars (\$535,848.00); and

WHEREAS, Owner has agreed to construct the Parkland Project as illustrated on Exhibits A-G and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A-G shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at \$1,000,000 per occurrence and \$2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.
4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is \$933,549.00, as more particularly described in Exhibits A-G, and the estimated total offset to Owner is Five Hundred Thirty-Five Thousand Eight Hundred Forty-Eight and 00/100 Dollars (\$535,848.00) upon submittal and approval of supporting documentation. Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.
6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.
7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.
8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.
10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.
11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
 - All property lines and easements
 - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
 - Location of all “as-built” work with station and offsets
 - Height and location of all fences, walls, screens, trees, and hedges over 42” tall
 - All commercial driveways, paved areas, and required parking spaces
 - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
 - All utilities
 - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
 - Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.
12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees, and landscaping, and the condition of the Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.
13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, the City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act

swiftly for the purposes of public health, safety, and welfare. The City will bring the sit back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.
16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission, or the condition or use of the non-exclusive, all-access public easement. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from , or in any way connected with the failure of Owner to comply with any of the provisions herein, or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.
17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
19. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati OH 45202

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.
21. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.
2. **Warranties /Limitation of Liability/Waiver.**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.
3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____

Dr. Ken Moore, Mayor

By: _____

Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE

)

)

COUNTY OF WILLIAMSON

)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____

Maricruz R. Fincher
Staff Attorney

Owner

Capital Investment Group, Inc.
2256 East 8th Street
Cincinnati, OH 45202

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

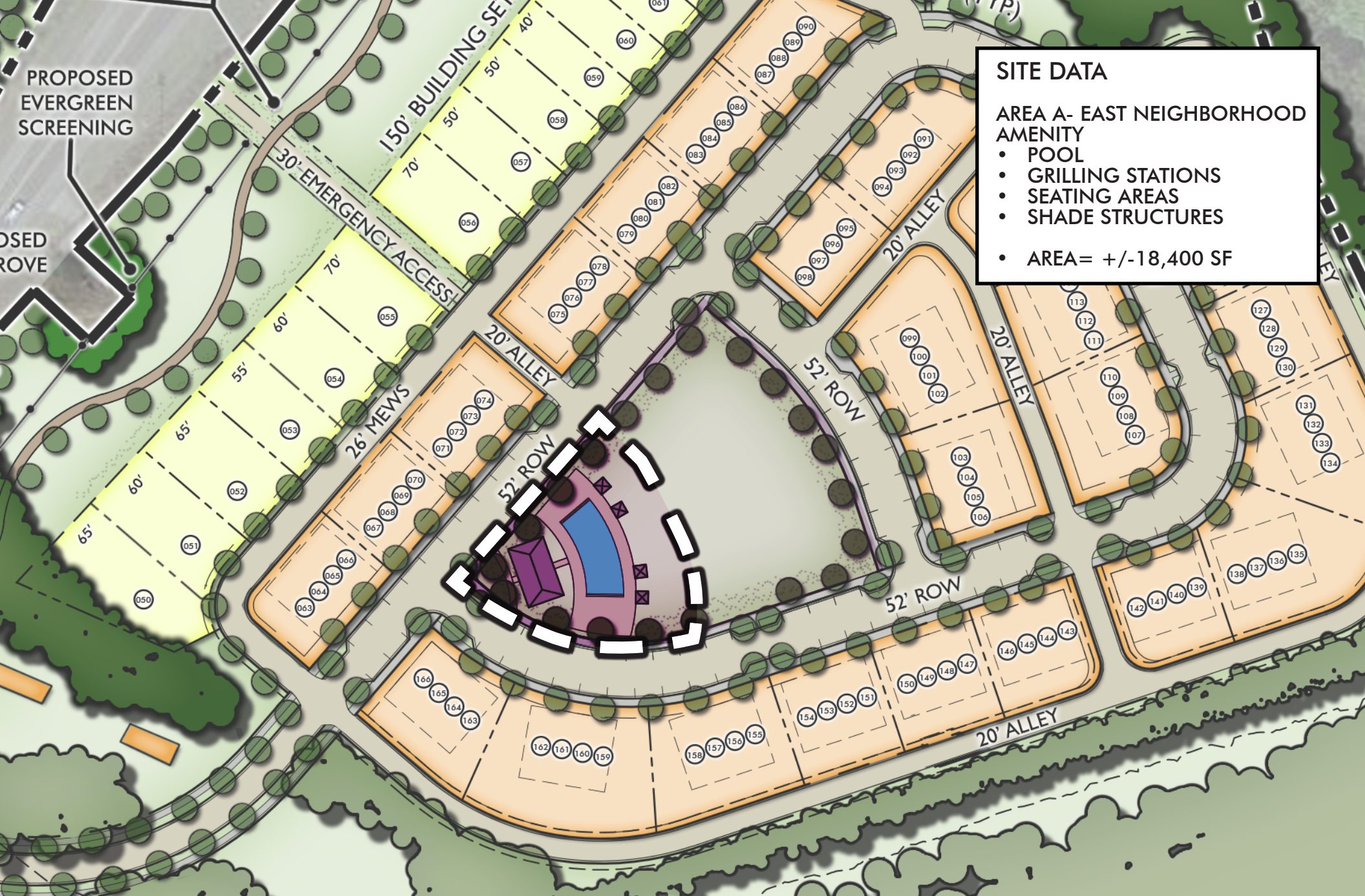
On _____, before me, _____,
Notary Public, personally appeared _____ who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____



SITE DATA

AREA A- EAST NEIGHBORHOOD AMENITY

- POOL
- GRILLING STATIONS
- SEATING AREAS
- SHADE STRUCTURES

- AREA= +/-18,400 SF

SITE DATA

AREA C- WEST GREENWAY

- HORSE RAIL FENCE
- SHADE TREES
- 12' MULTI-USE TRAIL
(ONLY 6' OF THE 12' TRAIL SHALL BE COUNTED TOWARDS PARKLAND DEDICATION)
- LENGTH= +/- 1,270 LF

KV+D
KISER VOGGRIN DESIGN

CAPITAL INVESTMENT GROUP, INC.

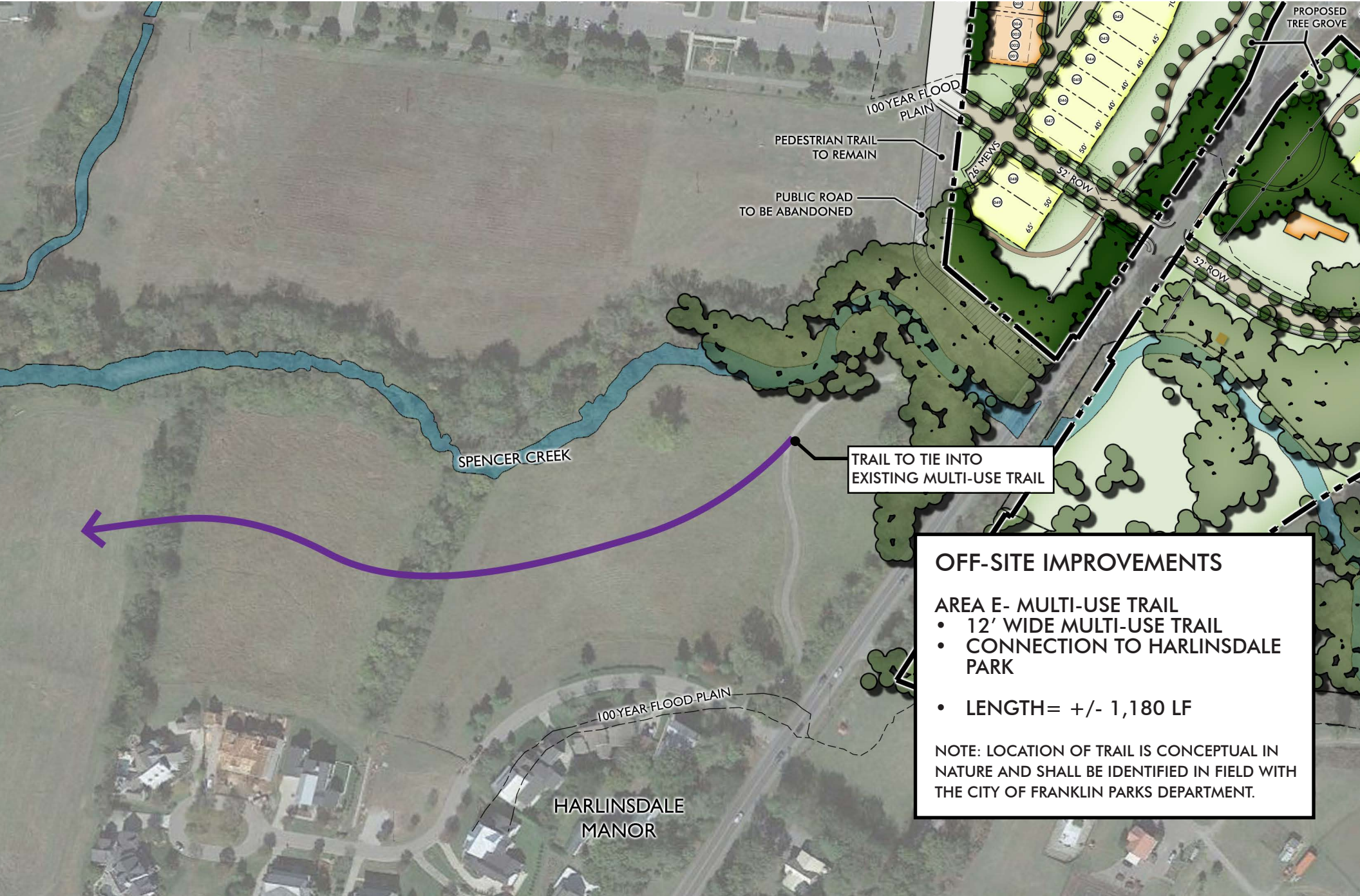
Exhibit D - Public Multi-Use Trail (West)
EMELINE ACRES
FRANKLIN, WILLIAMSON COUNTY, TN
COF Contract No. 2021-0180

REVISED JUNE 29, 2021

JUNE 22, 2021

0 100 200
SCALE: 1" = 200'





OFF-SITE IMPROVEMENTS

AREA E- MULTI-USE TRAIL

- 12' WIDE MULTI-USE TRAIL
- CONNECTION TO HARLINSDALE PARK
- LENGTH= +/- 1,180 LF

NOTE: LOCATION OF TRAIL IS CONCEPTUAL IN NATURE AND SHALL BE IDENTIFIED IN FIELD WITH THE CITY OF FRANKLIN PARKS DEPARTMENT.



Exhibit G- Parkland Requirements

Descriptions	Quantity	Unit	Unit Price	Total
Total Required Parkland Dedication	166	Units	\$4,304	\$714,464
Design/Planning/Engineering (Professional Services)				
Landscape Architect Design Fees/Project Construction Administration Fees	1	unit		\$75,000
Civil Engineer/Architect Design Fees/Project Construction Administration Fees	1	unit		\$589,257
50% Offset				\$332,129
Sub Total				\$332,129
Exhibit B – Private Neighborhood Amenity (East)				
Amenity Allowance	18,400	SF	---	\$503,990
50% Offset				\$251,995
Sub Total				\$251,995
Exhibit C (OMITTED)				
Exhibit D – Public Multi-Use Trail (West)				
12' Concrete Multi-use Trail (Total 2,140 LF)	1,270	LF	70	\$88,900
Note: 6' of the 12' trail shall be counted towards parkland dedication	7,620	SF		
75% Offset				\$66,675
Sub Total				\$66,675
Exhibit E (OMITTED)				
Exhibit F – Public Multi-Use Trail (Off-site Improvements)				
12' Concrete Multi-use Trail	1,180	LF	70	\$82,600
Note: This trail shall connect the site on the southwest corner to Harlinsdale Farm, designed to connect through Harlinsdale Manor				
75% Offset	9,440	SF		\$61,950
Sub Total				\$61,950
Total Cost for Design and Construction	35,460	SF		\$712,749
Land Cost (Exhibits D-F)				
	1.38	acres	\$ 160,000	\$220,800.00
Total				
				\$933,549

Total cost of Project	\$933,549
Parkland Impact Fee Requirement	\$714,464
Allowable 75% Offset	\$535,848
Dedication Beyond Requirement	\$397,701



File #: 21-02285

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

*Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision) Establishing A Public Hearing For September 14, 2021.
FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7585

Applicant: Gary Vogrin, Kiser and Vogrin Design

Owner: Jeff Furman, NW Franklin Park LLC

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 32.43 acres from Regional Commerce 12 (RC12) District to Planned (PD 17.11/320,116) District. Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states that parcels within this concept should be "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City". Envision Franklin supports the proposed PD zoning for this parcel and the proposed uses shown within the associated development plan, Resolution 2021-123.

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:

FMPC recommends approval of Ordinance 2021-37 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-27.

ORDINANCE 2021-27

AN ORDINANCE TO REZONE 32.43 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 17.11/320,116) DISTRICT FOR PROPERTIES LOCATED NORTH OF MCEWEN DRIVE AND EAST OF INTERSTATE 65, 6100 AND 6700 TOWER CIRCLE. (WEST FRANKLIN PARK PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 17.11/320,116) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-123, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Regional Commerce 12 (RC12)** District to **Planned (PD 17.11/320,116)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
062 – 01424	1.90
062 – 01427	5.97
062 – 01431	4.99
062 – 01432	5.24
062 – 01433	5.76
062 – 01430	6.34
062 – 01435	2.58
Total	32.43

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

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:

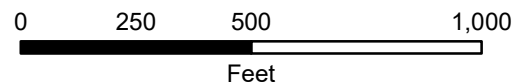
WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
ORDINANCE 2021-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

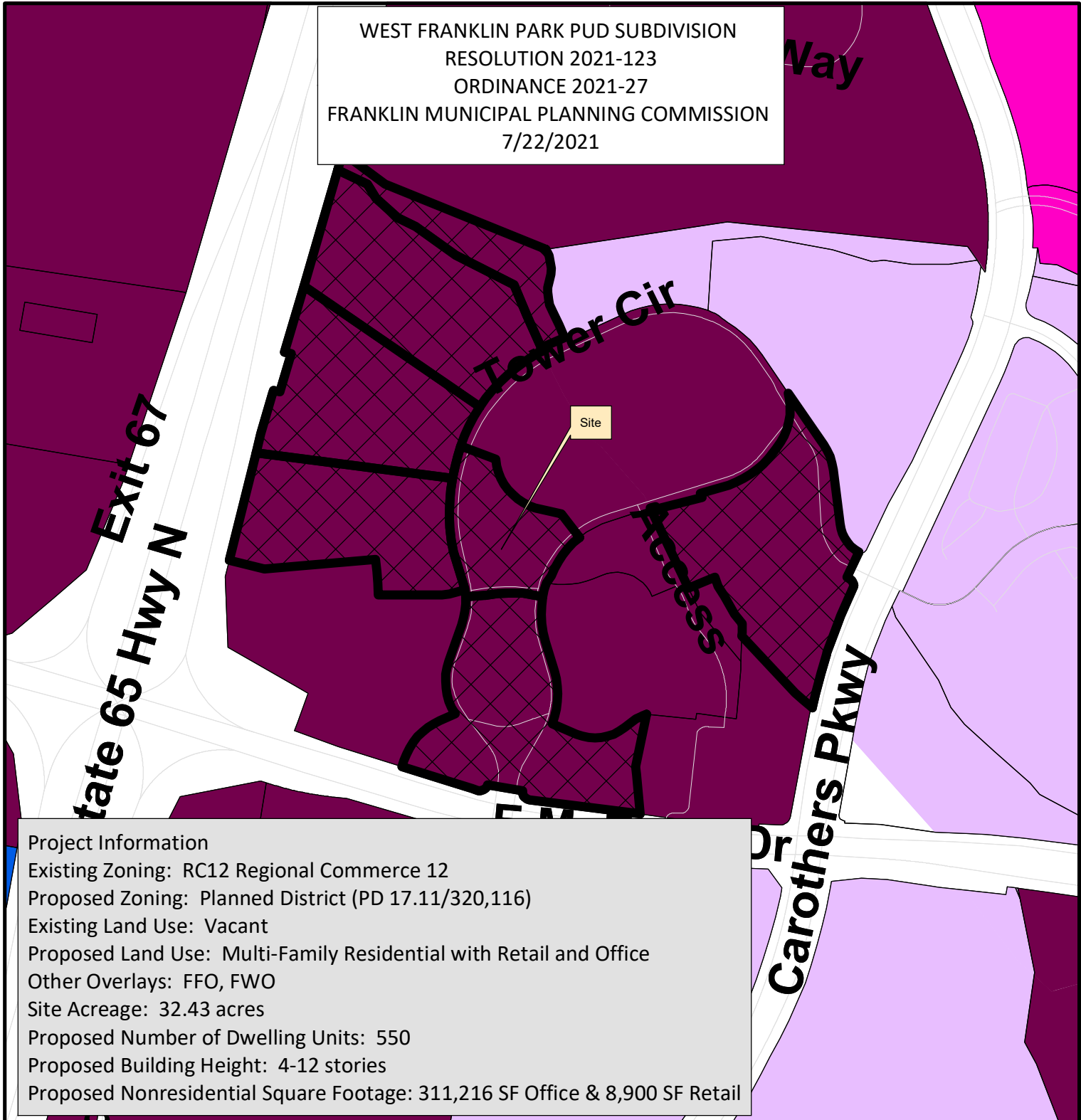
Existing Zoning: RC12 Regional Commerce 12
Proposed Zoning: Planned District (PD 17.11/320,116)
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential with Retail and Office
Other Overlays: FFO, FWO
Site Acreage: 32.43 acres
Proposed Number of Dwelling Units: 550
Proposed Building Height: 4-12 stories
Proposed Nonresidential Square Footage: 311,216 SF Office & 8,900 SF Retail

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



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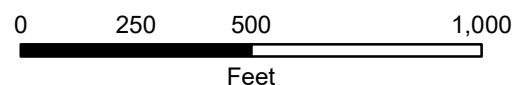
WEST FRANKLIN PARK PUD SUBDIVISION
 RESOLUTION 2021-123
 ORDINANCE 2021-27
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/22/2021



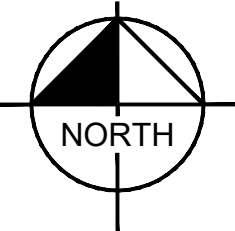
Project Information

Existing Zoning: RC12 Regional Commerce 12
 Proposed Zoning: Planned District (PD 17.11/320,116)
 Existing Land Use: Vacant
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- | | |
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Kimley»»Horn

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Nashville, TN 37204
Phone: 615-584-2701
Mobile: 615-584-2701
Fax: 615-584-2701
@2021 Kimley-Horn and Associates, Inc.

KV+D

5005 Meridian Blvd. Ste. 100
Nashville, TN 37219
Phone: 615-708-0967
Fax: 615-708-0967
www.kvaevogrin.com

KISER VOGGIN DESIGN

NO	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR
DESIGNED BY:			LJA
DRAWN BY:			LJA
CHECKED BY:			MMC
DATE:		07/09/2021	



File #: 21-02286

DATE: July 19, 2021

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. Establishing A Public Hearing For September 14, 2021. FMPC 7/22/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7587

Applicant: Gary Vogrin, Kiser and Vogrin Design

Owner: Jeff Furman, NW Franklin Park LLC

BACKGROUND/STAFF COMMENTS:

The proposed West Franklin Park PUD Subdivision is a development consisting of approximately 32.43 acres located north of McEwen Drive and east of Interstate 65, addressed as 6100 and 6700 Tower Circle. The applicant is proposing approximately 555 dwelling units consisting of rent and for sale multifamily, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is comprised of 32.43 acres. The properties were originally part of a unified site plan that has partially developed. The change from primarily commercial to primarily residential prompted the request for a zoning change to Planned Development and the requirement of a development plan.

Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision Franklin. It nearly eliminates surface area parking lots by constructing buildings with internal parking garages and meets all parking requirements within the zoning ordinance. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network

promotes ground level activity and walkability for the entirety of the site.

Envision Franklin also states that "New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

The focus on multi-family development on this site allows for a cohesive development of urban living. There are a variety of ground floor retail options along with proposed office space that could serve as potential work spaces for residents. In addition, connections to exiting multi-use trail will enhance the walkability of the proposed plan. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes ten open spaces that vary by type. These types range from pocket park and greenway to plaza and outdoor dining area. Neighborhood amenities such as a pool area for residents are also proposed.

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:

FMPC recommends approval of Resolution 2021-123 with conditions by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-123 with conditions.

RESOLUTION 2021-123

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WEST FRANKLIN PARK PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF MCEWEN DRIVE AND EAST OF INTERSTATE 65, 6100 AND 6700 TOWER CIRCLE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-27; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062 – 01424	1.90
062 – 01427	5.97
062 – 01431	4.99
062 – 01432	5.24
062 – 01433	5.76
062 – 01430	6.34
062 – 01435	2.58
Total	32.43

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

SECTION III. That the overall entitlements for the West Franklin Park PUD Subdivision are as follows:

Entitlements	West Franklin Park PUD Subdivision
Base Zone District	Planned District (PD 17.11/320,116)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	555
Number of Nonresidential Square Footage	320,116 SF
Number of Hotel Rooms	None
Open Space Requirements	Per City of Franklin Project # 2572
Number of Phases in Development	Three

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 the passage of Ordinance 2021-27, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

June 1, 2021

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

June 24, 2021

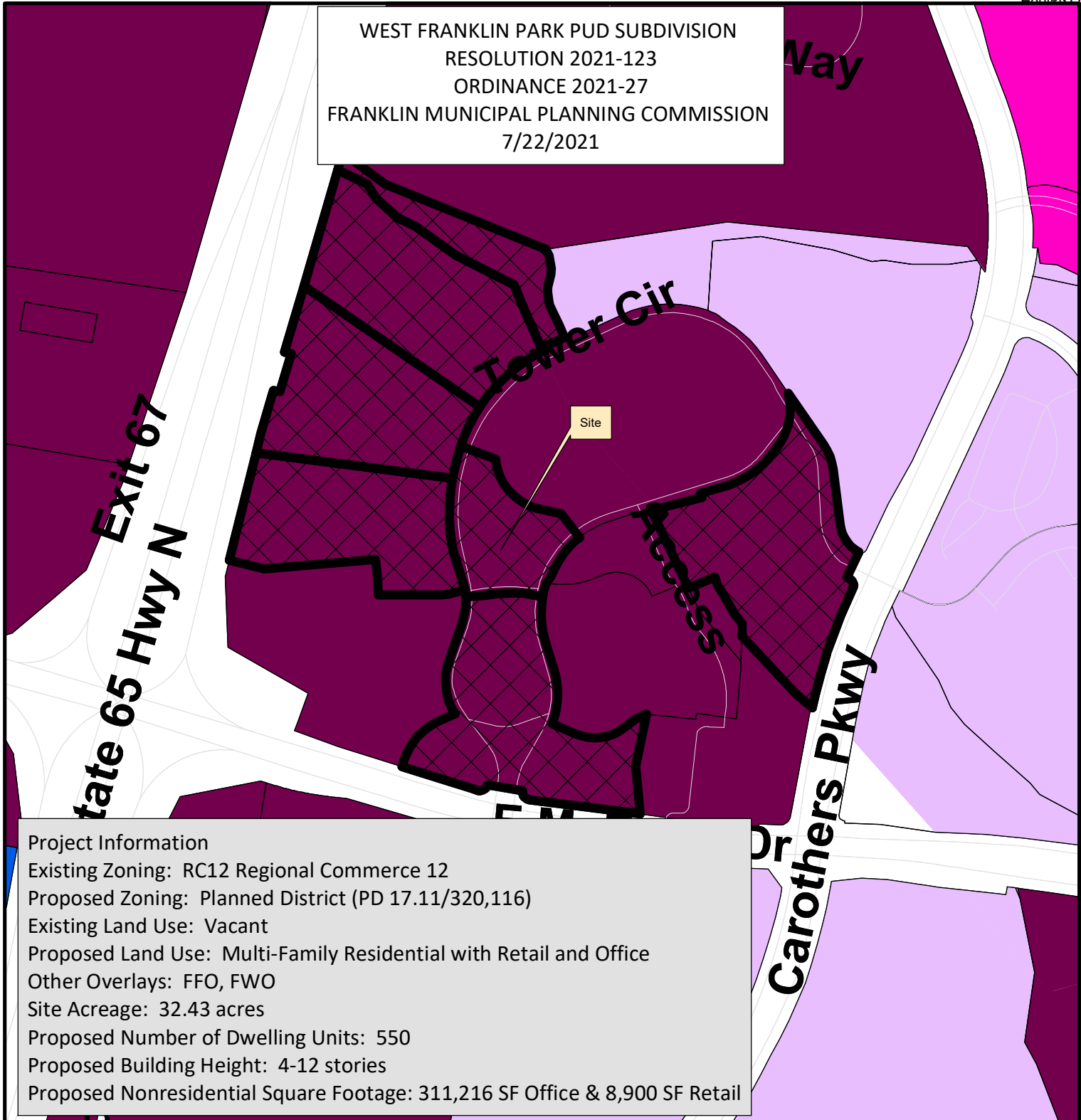
NEIGHBORHOOD MEETING:

June 1, 2021

PLANNING COMMISSION RECOMMENDED APPROVAL:

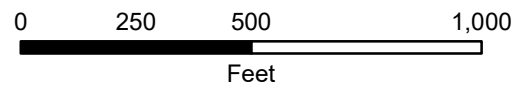
PUBLIC HEARING AND BOMA APPROVAL:

WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
ORDINANCE 2021-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information
 Existing Zoning: RC12 Regional Commerce 12
 Proposed Zoning: Planned District (PD 17.11/320,116)
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- | | |
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| R6 Residential 6 District | RC12 Regional Commerce 12 District |
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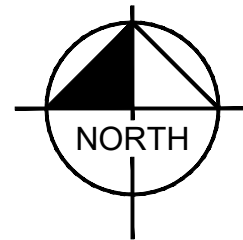
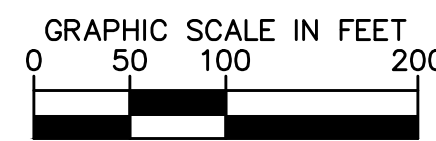


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	NO.	REVISIONS	BY	DATE
DESIGNED BY:	1	COF PRE-APPLICATION	KMR	5/24/21
DRAWN BY:	2	COF INITIAL SUBMITTAL	KMR	6/07/21
CHECKED BY:	3	COF RE-SUBMITTAL	KMR	7/01/21
DATE:				

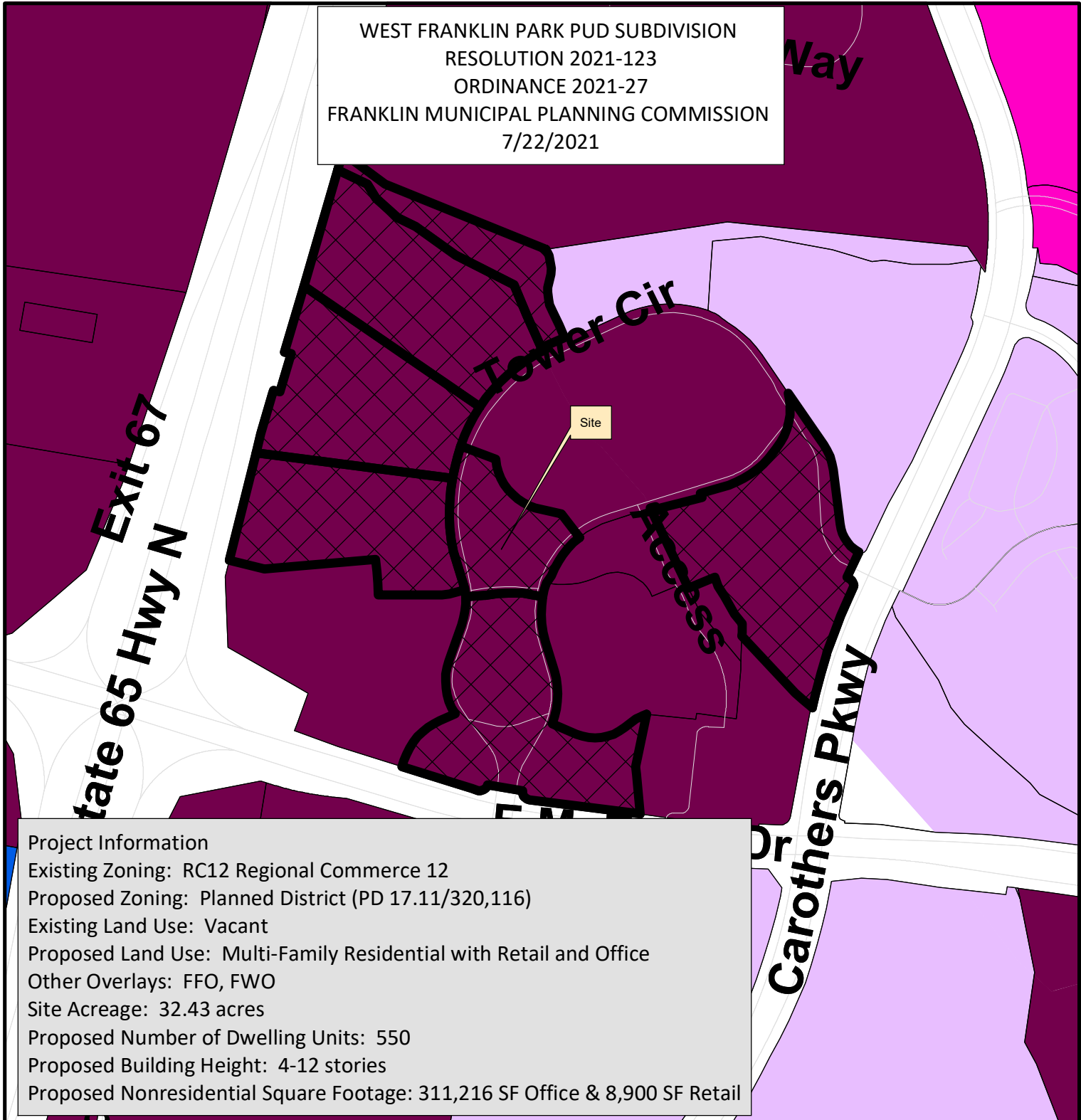
SHEET NUMBER

C1.0



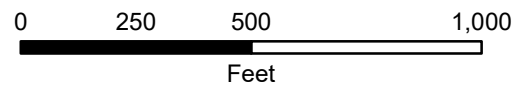
PARCEL DATA CHART	
LOT 3:	
PARCEL NUMBER: 062 01424	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 1.90 AC	
LOT 6:	
PARCEL NUMBER: 062 01427	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 5.89 AC	
LOT 8:	
PARCEL NUMBER: 062 01431	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 4.99 AC	
LOT 9:	
PARCEL NUMBER: 062 01432	
BASE ZONING DISTRICT: RC-12	
PROPOSED TO ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 5.24 AC	
LOT 10:	
PARCEL NUMBER: 062 01433	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 5.76 AC	
LOT 12:	
PARCEL NUMBER: 062 01430	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 6.07 AC	
LOT 14:	
PARCEL NUMBER: 062 01435	
BASE ZONING DISTRICT: RC-12	
PROPOSED ZONING DISTRICT: PD (17.11/320,116)	
LOT AREA: 2.58 AC	
TOTAL ACARE OF SITE TO BE REZONED: 32.43 AC	
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCIAL	

WEST FRANKLIN PARK PUD SUBDIVISION
 RESOLUTION 2021-123
 ORDINANCE 2021-27
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/22/2021



Project Information
 Existing Zoning: RC12 Regional Commerce 12
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CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - Checklist

General Issues

18. Streets

kevin.long@franklintn.gov Applicant shall incorporate any changes from the finalized TIA into the Development Plan exhibit upon the finalization of the TIA and agreement that all City comments regarding the TIA review have been addressed.

53. Streets

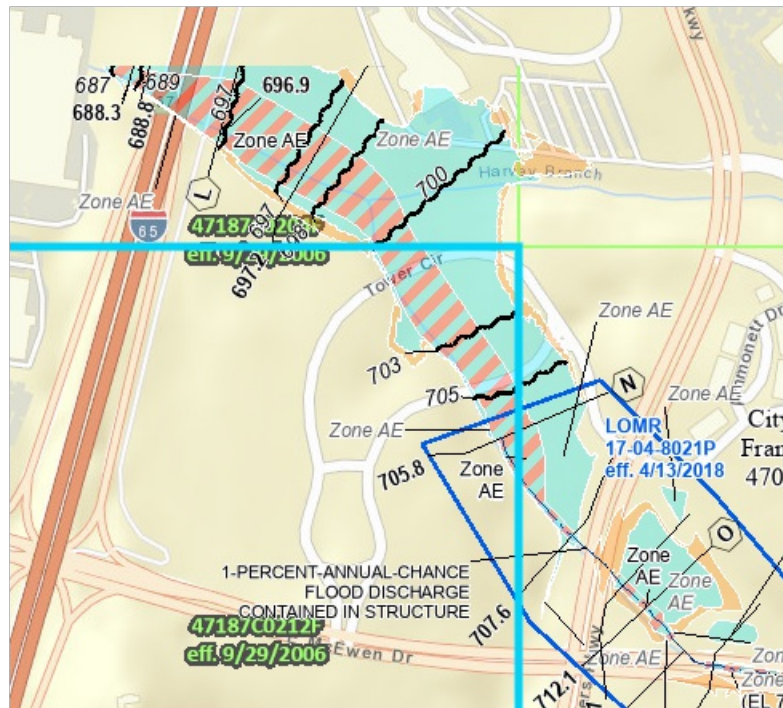
kevin.long@franklintn.gov The previous comment has not been addressed. Development boundaries and existing right-of-way lines are incorrect. The existing conditions do not reflect acreages or property lines correctly and the most recent plat is not correctly identified. Per Final Plat # 6592, recorded 6/12/2018 as plat book 69, page 8:
Lot 6 = 5.89 acres
Lot 12 = 6.07 acres
Applicant shall revise existing conditions to accurately represent the property boundaries and remove the 0.33 acres previously dedicated as right-of-way.
[Edited By Kevin Long]

Engineering - Development Plan Checklist

General Issues

15. Proposed FFO

Applicant shall correctly show and label flood lines matching FEMA. Applicant shall remove all 500-year flood lines from the drawings.



joe.marlo@franklinton.gov Comment not adequately addressed. Linework showing adjacent street elements is necessary for adequate review of development plan elements. While field-run survey is required at Site Plan, development plans may be based on other survey methods, including GIS and aerial photographs, which the existing conditions for this development plan appear to be based on (Survey Note 3, C1.0).

Applicant shall show linework for streets adjacent to lots on plans, including McEwen Drive and Carothers Parkway. Linework shall include curb/gutter, lanes, and sidewalk to the opposite side of ROW.

Applicant may expect additional comments to the development plan on the next submittal after this information has been shown.

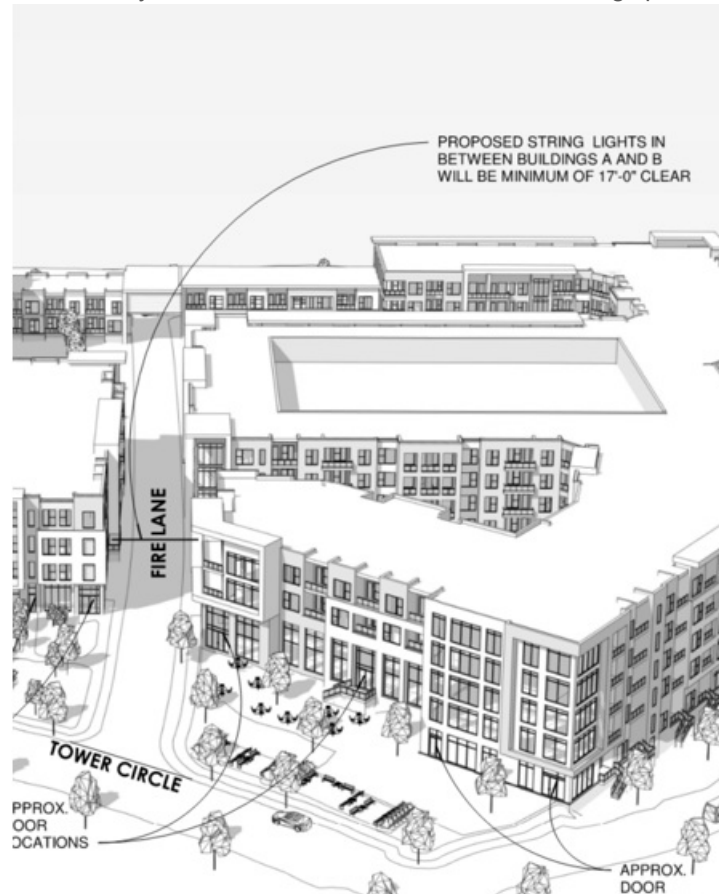
49. Street Classifications

joe.marlo@franklinton.gov Comment not adequately addressed. Some sheets show street classification labels, while others do not. Some sheets appear to have incorrect labels.

Applicant shall label Carothers Parkway and McEwen as 'Major Arterial' streets on all plan sheets.

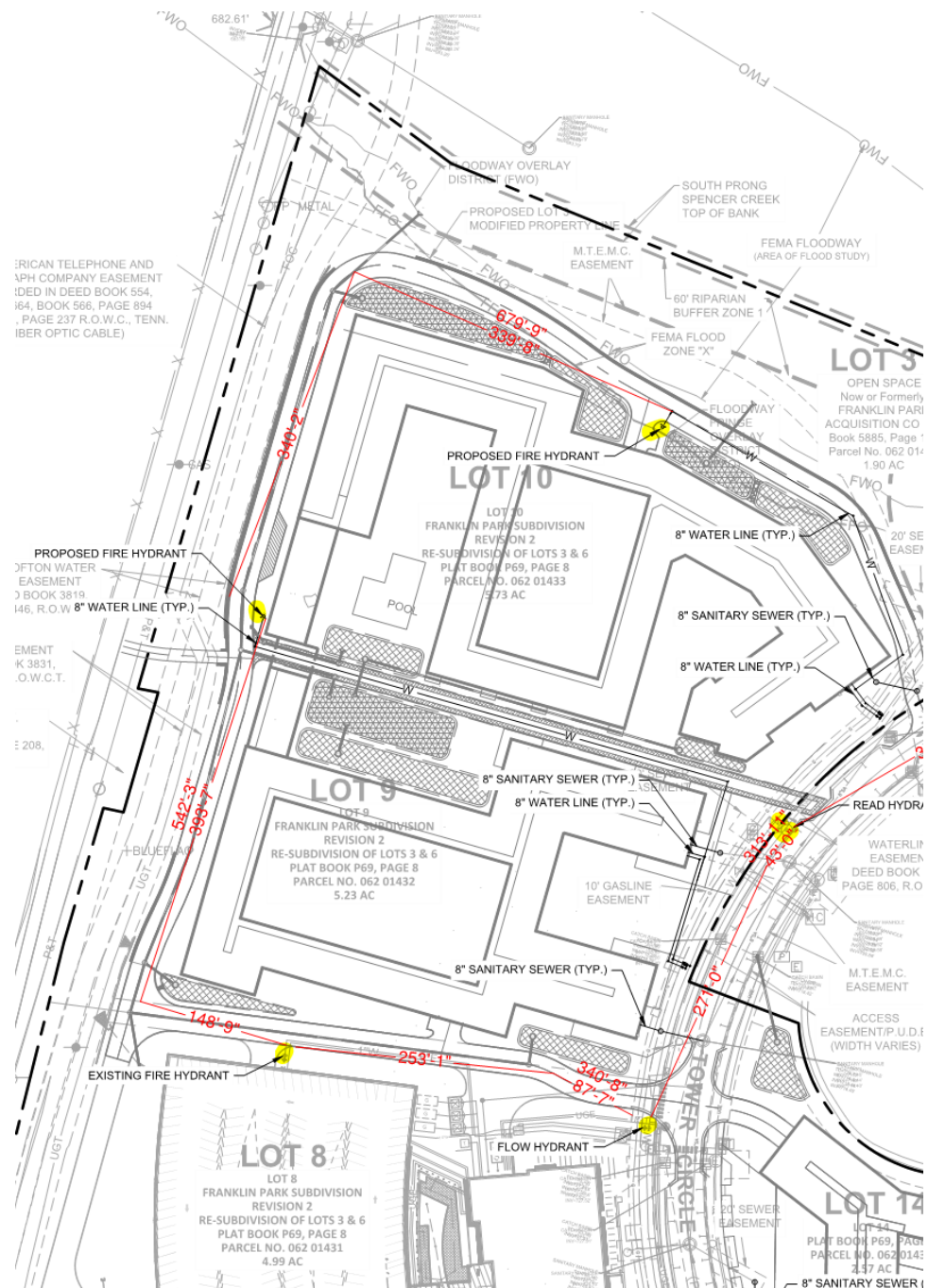
68. String Lights

lance.fittro@franklinton.gov For the proposed string lights added to the elevations with this submittal, applicant shall clarify that the 17' clearance is vertical clearance, and shall graphically indicate the location(s) of the proposed string lights on the plan sheets so that Fire may evaluate any conflicts with their use of the fire lane being spanned.



7. Hydrant spacing

curt.edelmann@franklintn.gov Additional hydrants are needed along the west side of lots 9 and 10 to make the 500-foot spacing requirements.



67. String lights

curt.edelmann@franklintn.gov I am polling the operations side of the department to see if they have any opinion on having string lights over the fire department access and how they will affect ladder truck operations. I'll get back to you when I hear from them.

Parks

General Issues

11. pre app info

kevinl@franklintn.gov The Parkland Agreement has been sent to Law on 6-29-21.

Planning

General Issues

26. Elevations

chelsea.randolph@franklintn.gov **Advisory Comment:** The applicant shall comply with all requirements of the zoning ordinance at site plan stage for all building types.
[Edited By Chelsea Randolph]

27. Front Faade

chelsea.randolph@franklintn.gov Applicant shall add the following note to all elevation sheets:

All Zoning Ordinance requirements for Building Orientation and Entry for both Multifamily buildings, Commercial/Mixed Use Buildings, and Large Scale Office buildings must be met at site plan.

28. Sidewalks

chelsea.randolph@franklintn.gov Applicant shall show sidewalks leading from the office building to the public sidewalk on the site layout page.

65. Density

chelsea.randolph@franklintn.gov Applicant shall update all density references per comment number 53.

Stormwater

General Issues

9. Stormwater Management Plan

ellen.moore@franklintn.gov This is an adviosry comment regarding a drainage issue on the existing site:

All offsite drainage issues previously brought up by City staff shall be addressed, and all associated grading to address these issues shall be shown in any future site plans. It shall be noted that drainage bonds associated with Phase 2 and 3 will not be reduced or released until all drainage issues have been resolved. Applicant shall provide documentation that the existing headwall underneath I-65 can handle additional drainage from both Phase 2 and Phase 3 in future site plans.

41. Riparian Buffer

jeff.willoughby@franklintn.gov Issue re-opened

jeff.willoughby@franklintn.gov There appears to be discrepancies regarding riparian buffers. Ensure stream top of bank and all riparian buffers are correctly located and represented, and match those as shown on previous plat and site plan submittals.
[Edited By Lance Fittro]

63. Drainage

ellen.moore@franklintn.gov Outfalls shall be located outside of the riparian buffer unless a variance is approved and the FWO unless a no rise is completed.

Water/Sewer

General Issues

58. Sanitary sewer

ben.mcneil@franklintn.gov The sanitary sewer flows being requested as additional SFUE is under review by Franklin Water Management. Additional flows may trigger offsite improvements for sanitary sewer service. The Information will be finalized with the sanitary sewer availability.

Zoning

General Issues

34. FFO

shanna.mccoy@franklintn.gov Comment to remain open.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

35. FFO/FEMA

shanna.mccoy@franklintn.gov The plans are still not clear on the existing and proposed FFO boundary. Clearly designate the existing FFO boundary and the proposed FFO boundary.

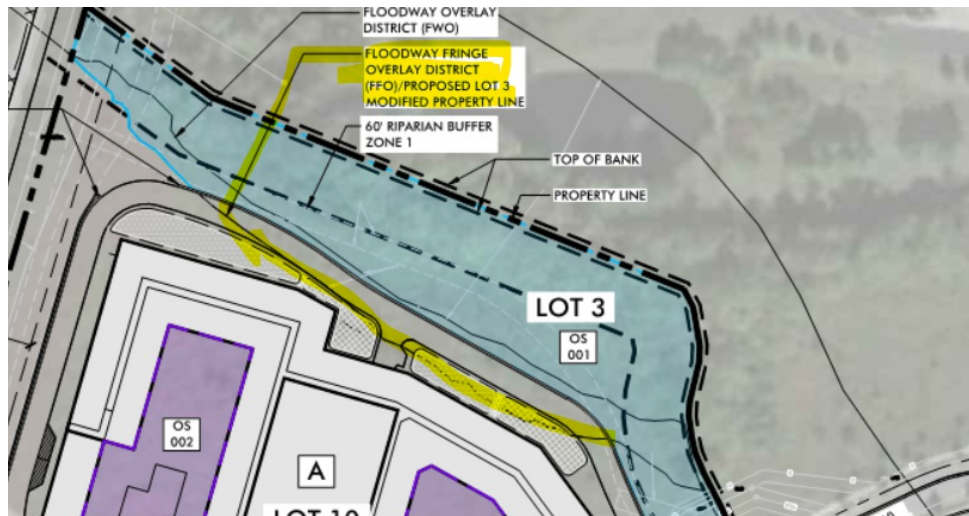
36. FFO

shanna.mccoy@franklintn.gov Comment to remain open as a reminder.

A LOMR will be required for the relocation of the FFO boundary.

37. FFO

shanna.mccoy@franklintn.gov As mentioned previously, please clearly indicate the proposed FFO boundary that is not included on a buildable lot. As shown below, it seems to be contradictory and still shown on lot 10.



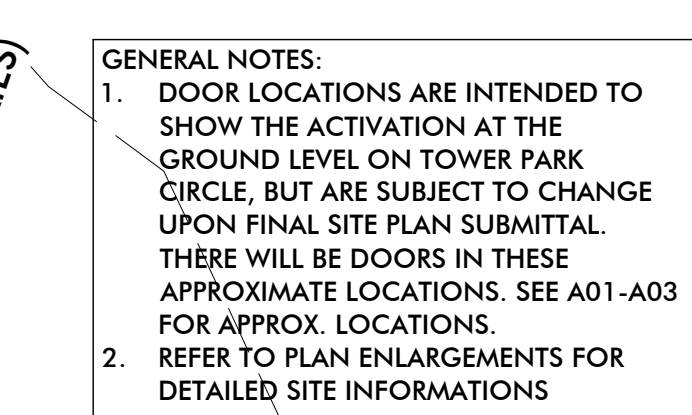
66. Floodway

shanna.mccoy@franklinton.gov

Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted; however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the base flood elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A Tennessee registered professional engineer must provide supporting technical data, using the same methodologies as in the effective

Flood Insurance Study for the City and certification, thereof;

An H & H study will be required to show NO RISE for the encroachments in the floodway with the headwall.



SEI BACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'

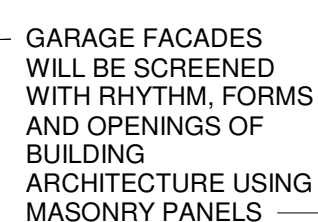
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES

- RESIDENTIAL: (1.5/ STUDIO & 1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART

HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

811



906
STUDIO
ARCHITECTS
+ INTERIORS

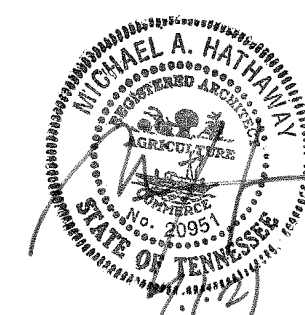
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

NOTE: DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS.

NOTE: PROPOSED STRING LIGHTS IN BETWEEN BUILDINGS A AND B WILL BE MINIMUM OF 17'-0" CLEAR

005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

KV+D
KISER VOGRIN DESIGN



DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.:	REVISED	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR
DESIGNED BY:	GMV		
DRAWN BY:	CD		
CHECKED BY:	KMR		
DATE:	05/24/2021		

KVD PROJECT NO. 20070
DRAWING TITLE:

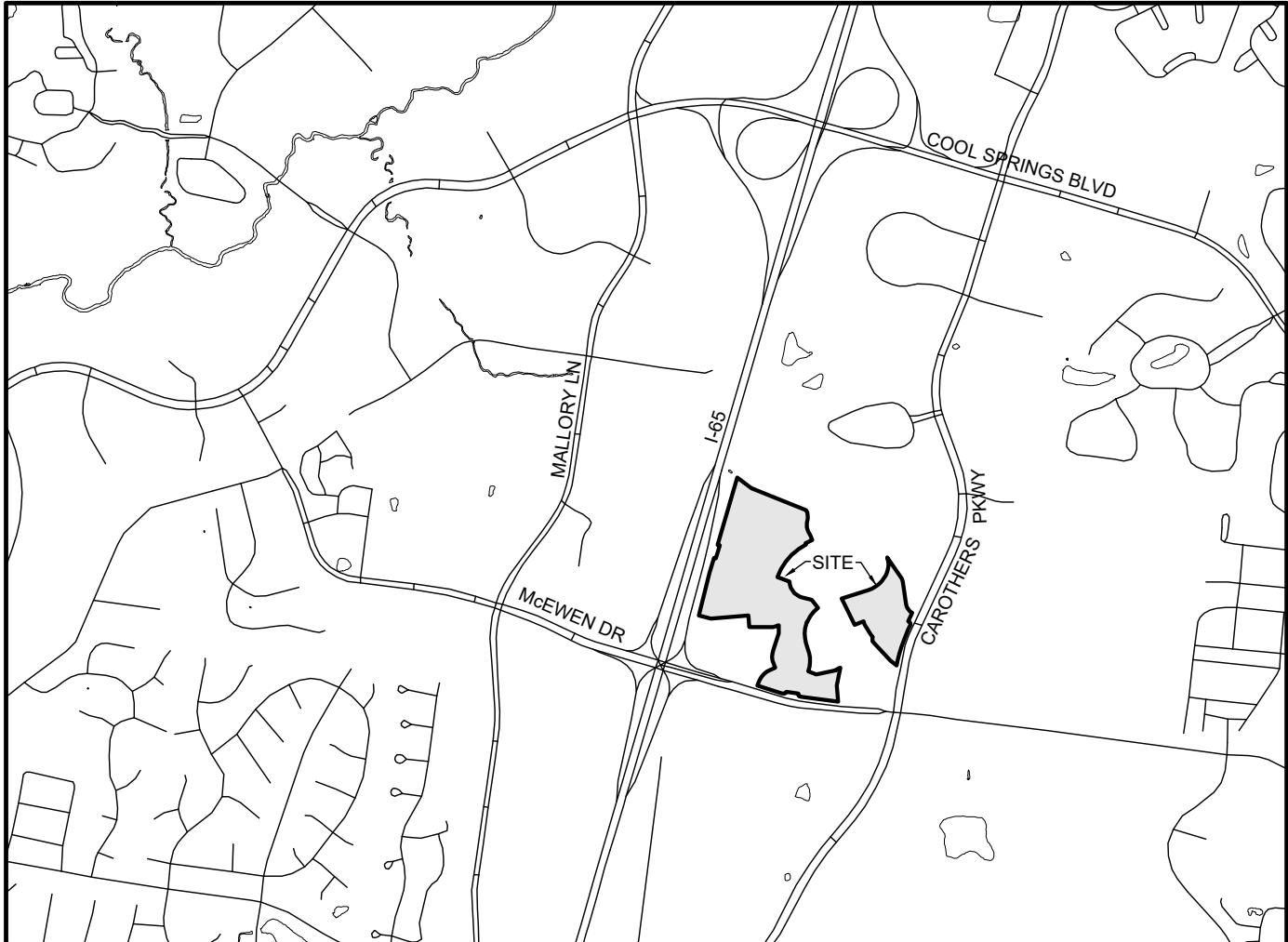
**BUILDINGS A,
B, AND C**

SHEET NUMBER

A01



WEST FRANKLIN PARK
PUD Subdivision, Development Plan
LOTS 3,6,8-10,12&14
TAX MAP 062, GROUP K & L
PARCELS 01424, 01427, 01429-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle
Franklin, TN 37067
COF # 7587
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

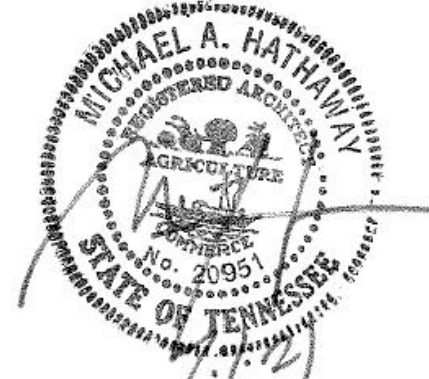
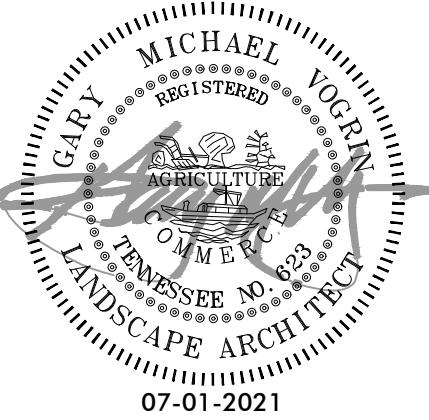


SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	05-24-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS	C1.0	05-24-21	06-07-21	07-01-21	
ENLARGED EXISTING CONDITIONS	C1.1	05-24-21	06-07-21	07-01-21	
ENLARGED EXISTING CONDITIONS	C1.2	05-24-21	06-07-21	07-01-21	
DEVELOPMENT PLAN	C2.0	05-24-21	06-07-21	07-01-21	
DEVELOPMENT PLAN W/ AERIAL	C2.1	05-24-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2	05-24-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.3	05-24-21	06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	05-24-21	06-07-21	07-01-21	
ENLARGED GRADING & DRAINAGE PLAN	C3.1	05-24-21	06-07-21	07-01-21	
ENLARGED GRADING & DRAINAGE PLAN	C3.2	05-24-21	06-07-21	07-01-21	
ENLARGED ROW AND ACCESS PLAN	C4.1	05-24-21	06-07-21	07-01-21	
ENLARGED ROW AND ACCESS PLAN	C4.2	05-24-21	06-07-21	07-01-21	
ENLARGED ROW AND ACCESS PLAN	C4.3		06-07-21	07-01-21	
ENLARGED ROW AND ACCESS PLAN	C4.4		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	05-24-21	06-07-21	07-01-21	
ENLARGED UTILITY PLAN	C5.1	05-24-21	06-07-21	07-01-21	
ENLARGED UTILITY PLAN	C5.2	05-24-21	06-07-21	07-01-21	
PHASING PLAN	C6.0		06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0		06-07-21	07-01-21	
BUILDINGS A,B & C (ARCHITECTURAL MASSINGS)	A01	05-24-21	06-07-21	07-01-21	
BUILDINGS A & B VIEWS	A02	05-24-21	06-07-21	07-01-21	
BUILDING C VIEWS	A03	05-24-21	06-07-21	07-01-21	

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE,
LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
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ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE



KVD PROJECT# : 20070
COF # : 7587
Sheet #:

C0.0

DATE: 05-24-2021



NOT FOR CONSTRUCTION

DEVELOPER

Northwood Ravin
NW Franklin Park, LLC
3015 Carrington Mill Blvd.
Suite 460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677

LANDSCAPE ARCHITECT
/ APPLICANT



ARCHITECT



CIVIL ENGINEER



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication Requirements:
555 units x \$4,304= \$2,388,720 to meet the ordinance.

25% of the total amount or \$597,180 will be due at final plat plus the number of dwellings for that phase at a rate of \$3,228 per unit.

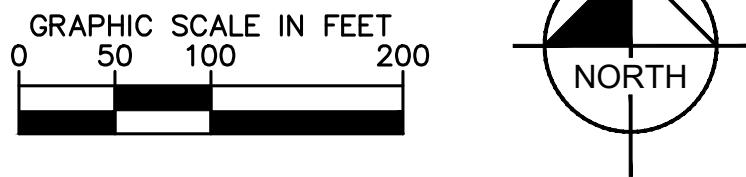
The 25% or \$597,180 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or \$1,791,540 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

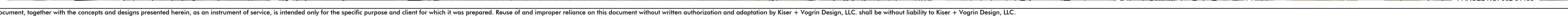
REFER TO COF #2572 FOR THE UNIFIED PLAN FOR OPEN SPACE AND TREE REPLACEMENT

THE LOTS SHOWN IN THIS DEVELOPMENT PLAN, ALONG WITH LOTS 4, 5, 7, AND11 OF THE FRANKLIN PARK SUBDIVISION, WERE FIRST APPROVED AS A UNIFIED SITE PLAN FOR OVERALL OPEN SPACE REQUIREMENTS AND TREE PRESERVATION REQUIREMENTS. BECAUSE SEVERAL OF THE LOTS FROM THIS UNIFIED SITE PLAN HAVE ALREADY BEEN DEVELOPED USING THE PARAMETERS OF THE PREVIOUSLY APPROVED UNIFIED SITE PLAN, THE REQUIREMENTS FROM COF 2572 ARE HONORED ON THIS DEVELOPMENT PLAN. THE TREE PRESERVATION, TREE REPLACEMENT, AND OPEN SPACE REQUIREMENTS ARE MET OR EXCEEDED WITH THIS PLAN.



SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

NO.	REVISIONS	BY	DATE
1	COF PRE-APPLICATION	KAR	5/24/21
2	COF INITIAL SUBMITTAL	KAR	6/07/21
3	COF RE-SUBMITTAL	KAR	7/01/21
DESIGNED BY:			LJA
DRAWN BY:			LJA
CHECKED BY:			MMC
DATE:			07/01/2021
KVD PROJECT NO. 20070			
DRAWING TITLE:			
OVERALL EXISTING CONDITIONS			
SHEET NUMBER			
C1.0			



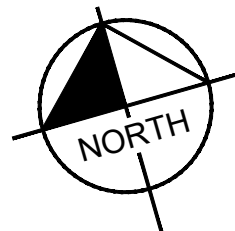
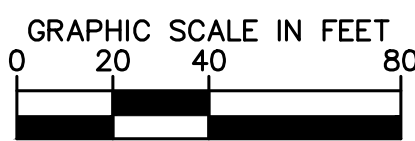
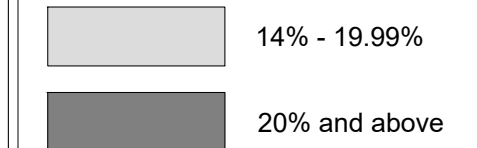
- 1 THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE
- 2 TENNESSEE STATE PLAIN COORDINATE SYSTEM, AND NAD 83 DATUM.
- 3 BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY
- 4 CLAY SMITH, C.S., REGISTERED PROFESSIONAL SURVEYOR. THE
- 5 FIELD VERIFICATION FOR CONSTRUCTION, KILMA-HORN AND
- 6 ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY
- 7 AND COMPLETENESS OF THE INFORMATION PROVIDED.
- 8 INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS
- 9 AND AERIAL PHOTOGRAPHS.
- 10 THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS
- 11 OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN
- 12 THE OWNER.
- 13 THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED
- 14 ON CURRENT FEDERAL EROSION CONTROL MANAGEMENT AGENCY MAP NO.
- 15 471870204MF AND NO. 471870202MF, WITH AN EFFECTIVE DATE OF
- 16 01/01/2013. SUCH MAPS ARE AVAILABLE FOR VIEWING AT THE PUBLIC
- 17 INFORMATION CENTER, 1000 N. 1ST ST., FRANKLIN, TN 37067. ZONE
- 18 "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
- 19 FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA
- 20 SUBJECT TO FLOODING WITH THE 1% ANNUAL CHANCE FLOOD. THIS
- 21 AREA IS INDICATED ON THE PLANS.

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE

14% - 19.99%

20% and above



Kimley»»Horn

KV+D
KISER VOCBIN DESIGN

**DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN**

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO
20070

DRAWING TITLE:

ENLARGED EXISTING
CONDITIONS

SHEET NUMBER

C1.1



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES INC. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F AND NO. 47187C0212F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS AREA IS INDICATED ON THE PLANS.

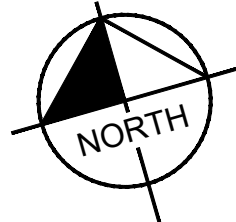
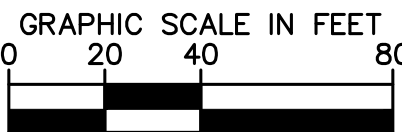
STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above



DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: LIA
DRAWN BY: LIA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO.
20070
DRAWING TITLE:
ENLARGED EXISTING
CONDITIONS

SHEET NUMBER
C1.2

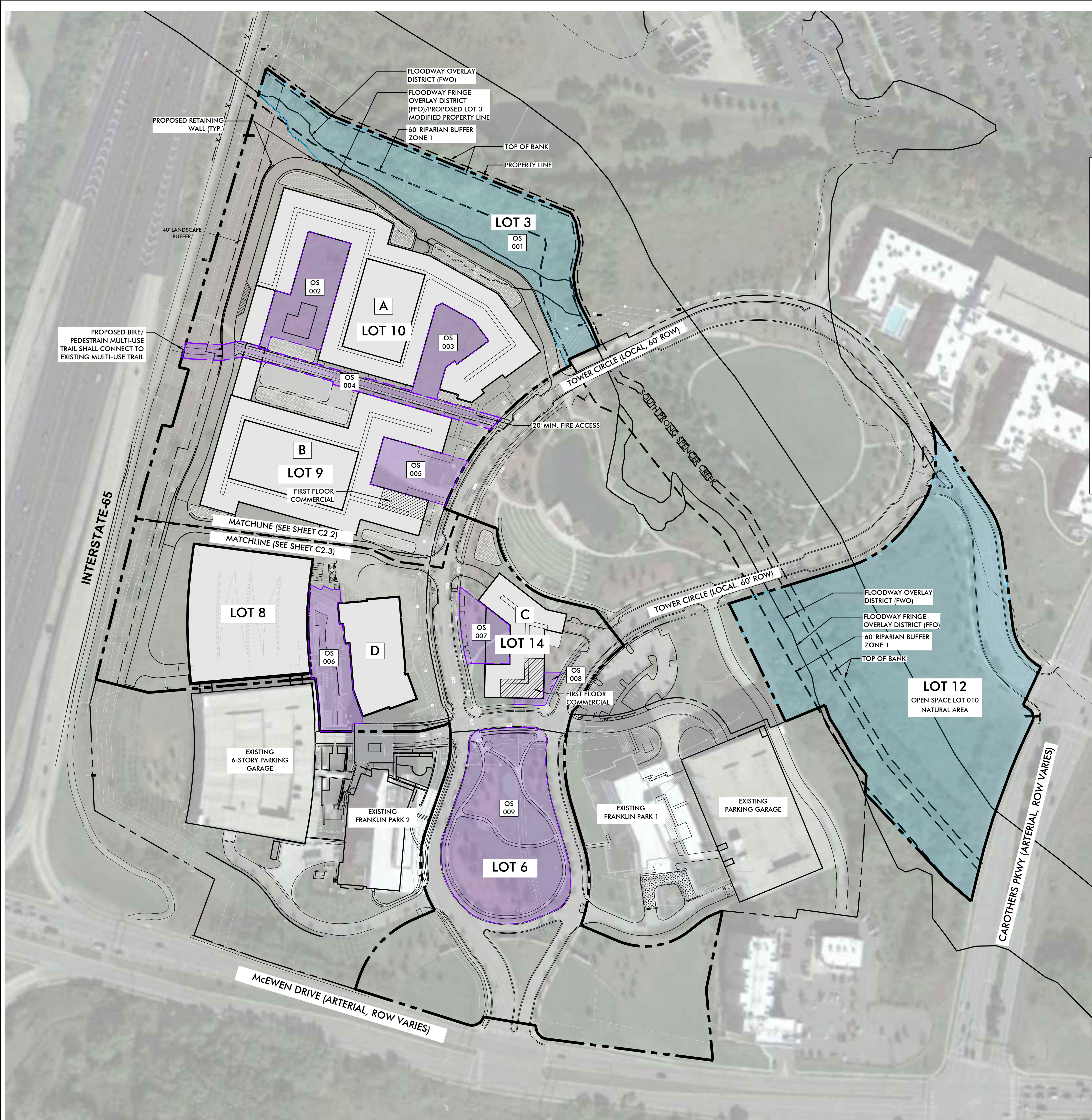
214 Oceanside Drive
Franklin, TN 37067
Main: 615.584.2701
www.kimley-horn.com
©2021 Kimley-Horn and Associates, Inc.

Kimley»Horn

5005 Macdonald Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

KV+D
KISER VOGGRIN DESIGN





Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 441 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 616 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK, POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (6.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

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

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

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

LEGEND

PROPOSED STORMWATER AREAS

MATCHLINES

PROPERTY LINES

GENERAL NOTES:

1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
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PUD SITE ACREAGE: 32.78 AC
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VESTING: XXX

REGULATIONS

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OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE - SCALE OFFICE BUILDING
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SETBACKS:

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PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES

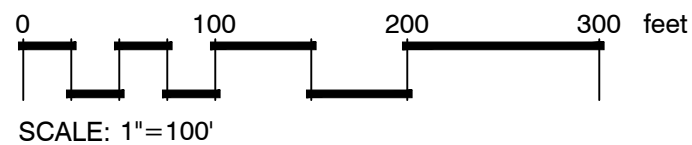
- RESIDENTIAL: (1.5/ STUDIO & 1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA								
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	474	555	2	557
B	3,900		200	4-5	382	420	10	430
C	5,000		75	4-5	166	140	35	175
D		311,216		12	1,245	1,367	0	1,367
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529

OPEN SPACE REQUIREMENT CHART					
SITE ACREAGE: 32.78 AC (1,427,896.8 SF) FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC					
OPEN SPACE PROVIDED					
OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED	PROPOSED FEATURES
OS 001	NATURAL AREA	82,764	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	23,746	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,416	N/A	N	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	GREENWAY	18,818	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 005	PLAZA	16,587	50% - 80%	N	FORMAL GATHERING SPACE WITH SEATING ELEMENTS & HARDSCAPE WITH LIGHTING
OS 006	POCKET PARK	21,753	N/A	Y	ACTIVE PARK WITH SEATING ELEMENTS, FURNISHINGS AND STORMWATER FEATURES
OS 007	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING & FURNISHINGS
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	SQUARE OR GREEN	79,315	MAX 33%	N	PASSIVE RECREATION AREA WITH SEATING ELEMENTS, INTERNAL SIDEWALKS, AND FURNISHINGS
OS 010	NATURAL AREA	276,170	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
TOTAL PROVIDED: 548,306 SF [12.59 AC] (FORMAL: 189,372 SF [4.35 AC] & INFORMAL: 358,934 SF [8.24 AC]) *REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS*					
NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE					



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Franklin, TN 37067
Phone: 615.708.0567
www.kiservogrin.com

KISER VOGGRIN DESIGN

DEVELOPMENT PLAN

WEST FRANKLIN PARK

6100 & 6700 TOWER CIRCLE

FRANKLIN PROJECT # 7587

FRANKLIN, WILLIAMSON COUNTY, TN

BY: KMR

DATE: 5/24/21

REVISIONS:

NO.	DATE	DESCRIPTION
1	5/24/21	COF PRE-APPLICATION
2	6/07/21	COF INITIAL SUBMITTAL
3	7/01/21	COF RE-SUBMITTAL

DESIGNED BY: GNV

DRAWN BY: CDG

CHECKED BY: KMR

DATE: 05/24/2021

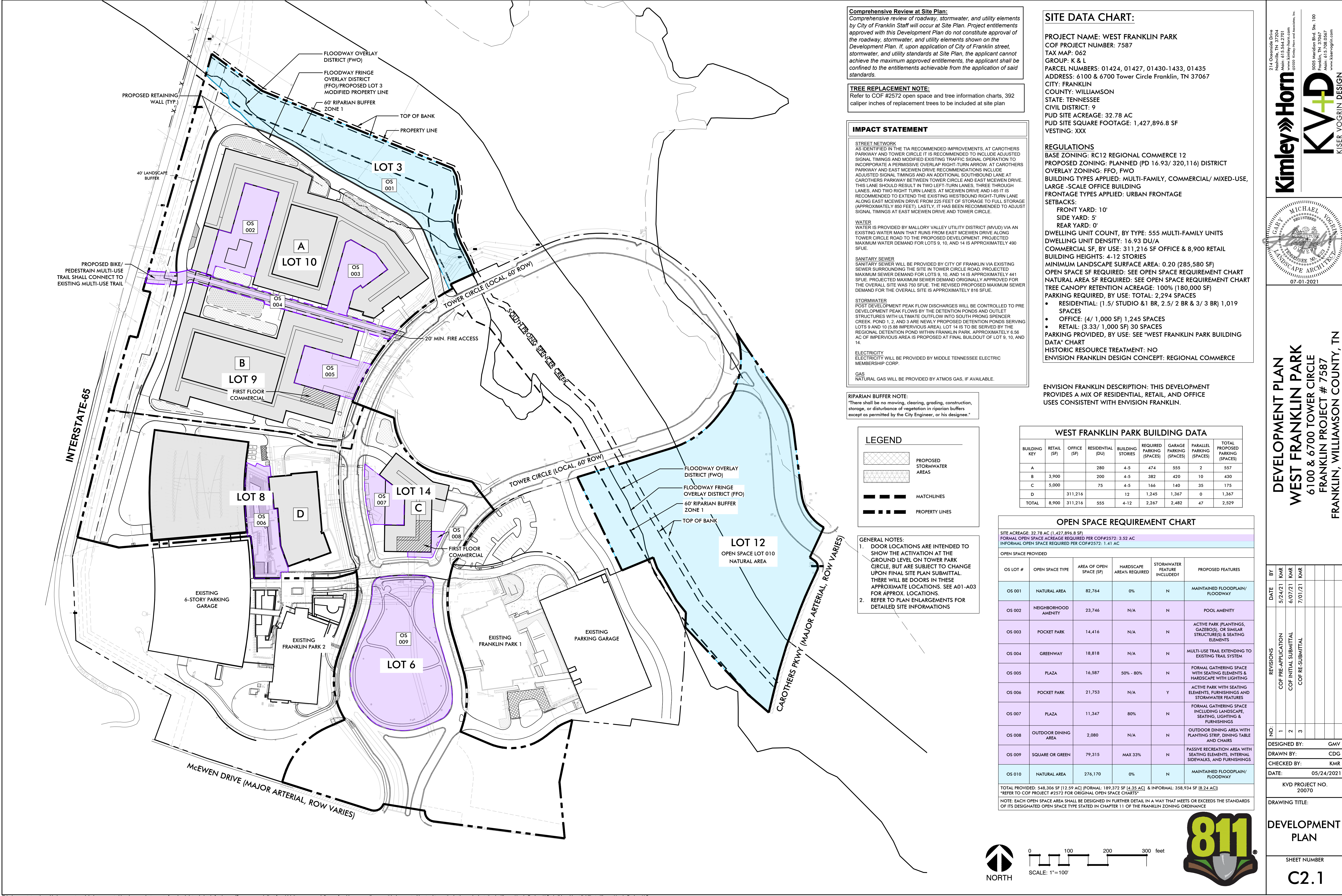
KVD PROJECT NO. 20070

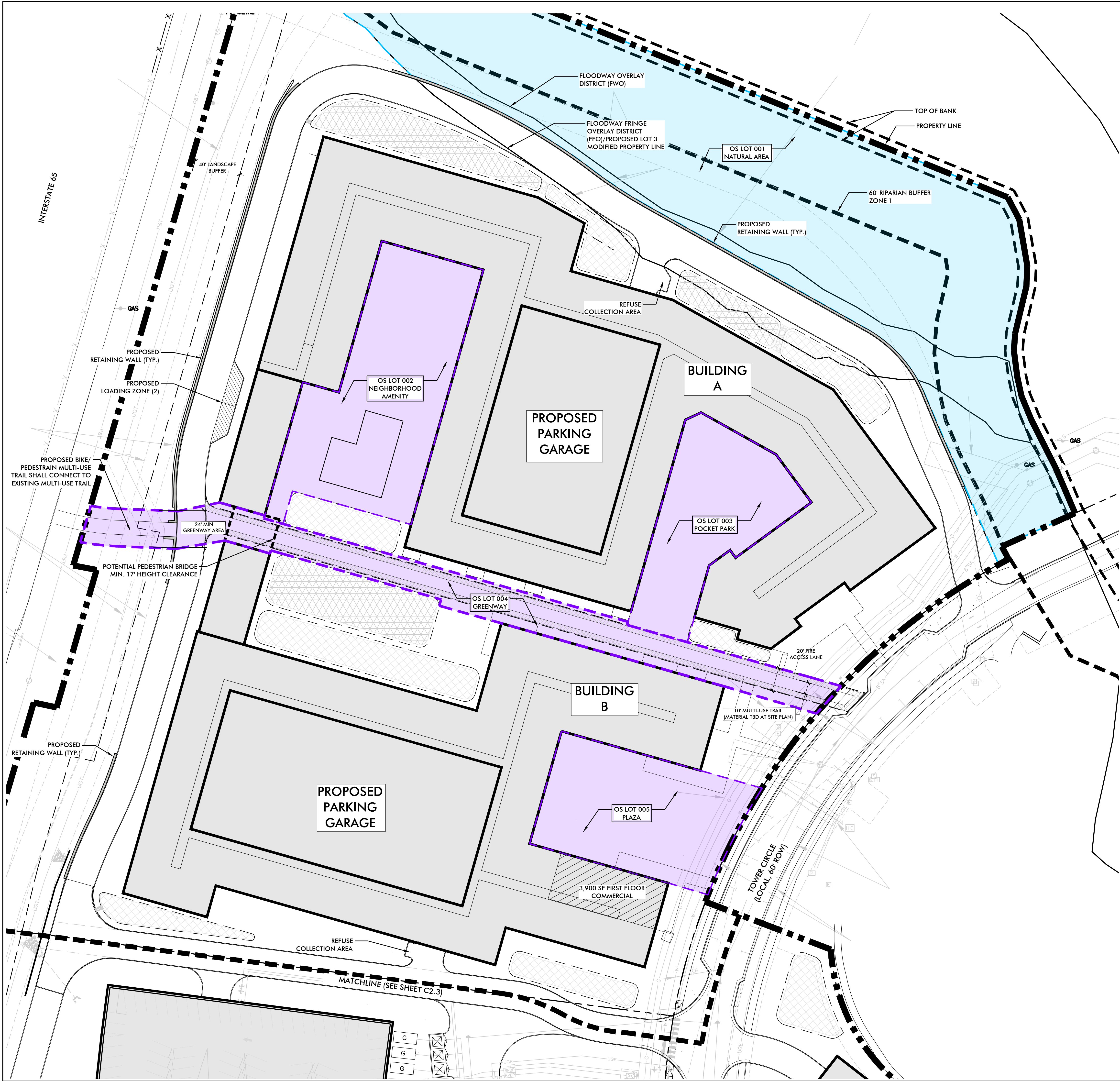
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DEVELOPMENT PLAN W/ AERIAL

SHEET NUMBER

C2.0

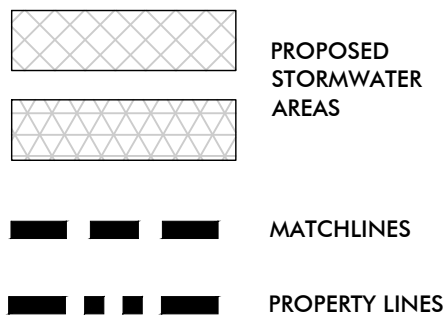




WEST FRANKLIN PARK BUILDING DATA								
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (PARKING SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (PARKING SPACES)	TOTAL PROPOSED PARKING (PARKING SPACES)
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TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529

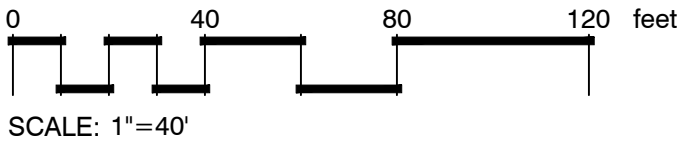
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LEGEND



GENERAL NOTES:

- DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
- REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION



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KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN
REGISTERED
ARCHITECT
Tennessee
07-01-2021

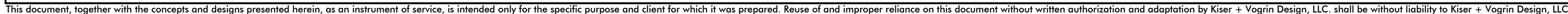
DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	DATE	BY	REVISIONS
1	5/24/21	KMR	COF PRE-APPLICATION
2	6/07/21	KMR	COF INITIAL SUBMITTAL
3	7/01/21	KMR	COF RE-SUBMITTAL

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021
KVD PROJECT NO. 20070
DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN
SHEET NUMBER
C2.2

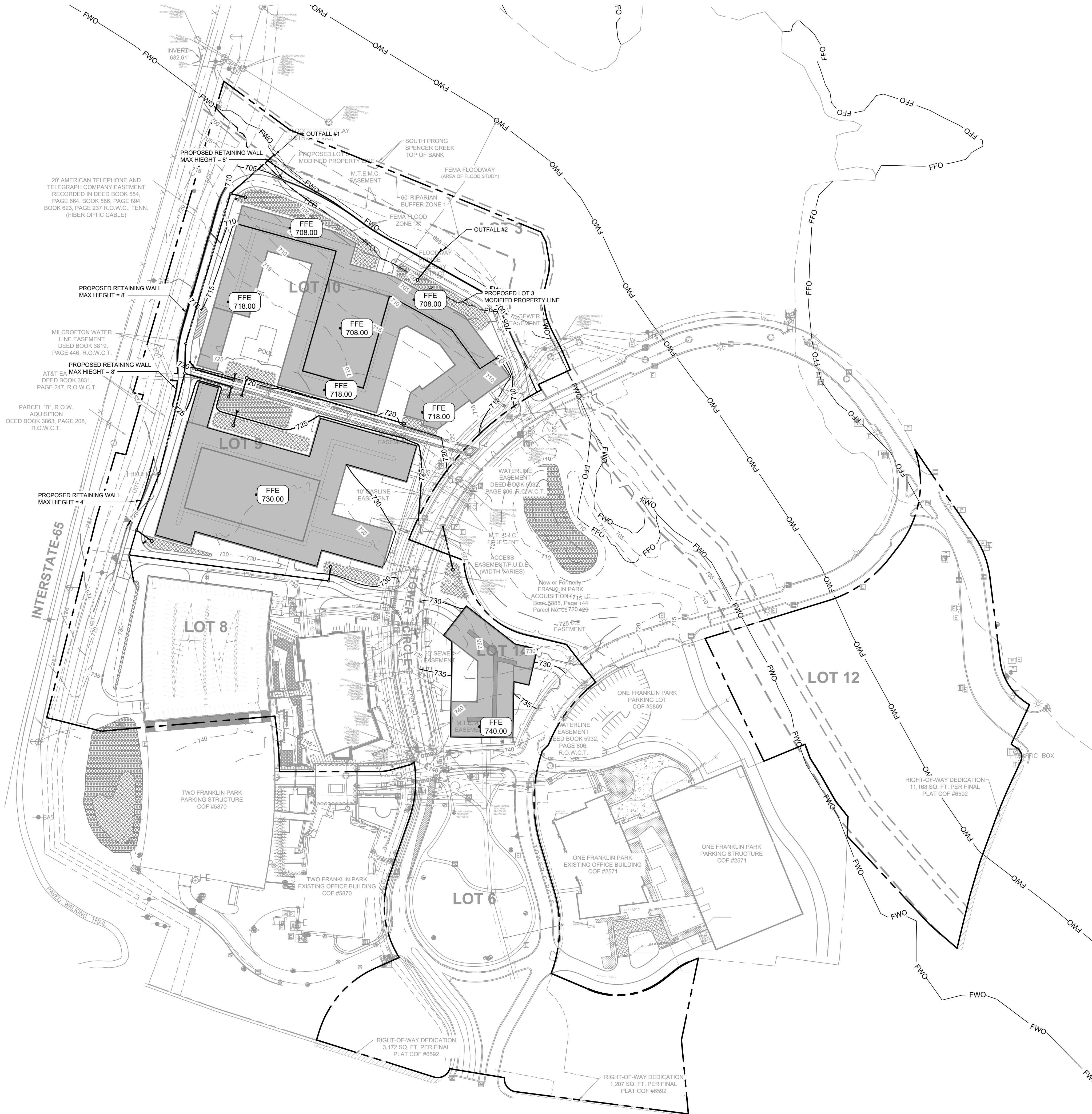
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Page 224 of 260



WEST FRANKLIN PARK BUILDING DATA								
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
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COF GRADING & DRAINAGE GENERAL NOTES

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

SITE AREA TABLE

LOT 9, 10, & 14 TOTAL SITE AREA =	13.58 ACRES
LOT 9, 10, & 14 IMPERVIOUS AREA =	6.12 ACRES
LOT 9 AREA =	5.24 ACRES
LOT 10 AREA =	5.76 ACRES
LOT 14 AREA =	2.58 ACRES
LOT 3 AREA =	1.90 ACRES
LOT 6 AREA =	5.97 ACRES
LOT 8 AREA =	4.99 ACRES
LOT 10 AREA =	5.76 ACRES
LOT 12 AREA =	6.34 ACRES
TOTAL AREA =	32.78 ACRES

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
W	EXISTING WATER MAIN
OHE	EXISTING OVERHEAD ELECTRIC
SS	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
S	SANITARY SWEER MANHOLE
DET	DETENTION
BIOT	BIORETENTION

STORMWATER MANAGEMENT PLAN

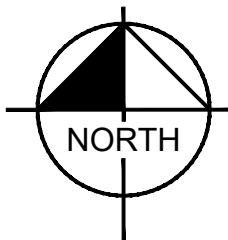
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 50 100 200



DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LIA
DRAWN BY:	LIA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
OVERALL GRADING
AND DRAINAGE PLAN

SHEET NUMBER
C3.0

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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.
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- SITE LEGEND**
- | | |
|------|-------------------------------|
| SS | PROPOSED SANITARY SEWER PIPE |
| W | PROPOSED WATER MAIN |
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| S | SANITARY SIVER MANHOLE |
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| BIOT | BIORETENTION |

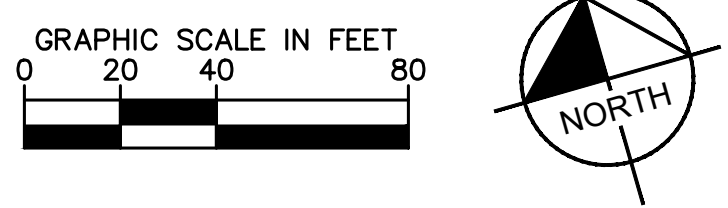
STORMWATER MANAGEMENT PLAN

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DEVELOPMENT PLAN

WEST FRANKLIN PARK

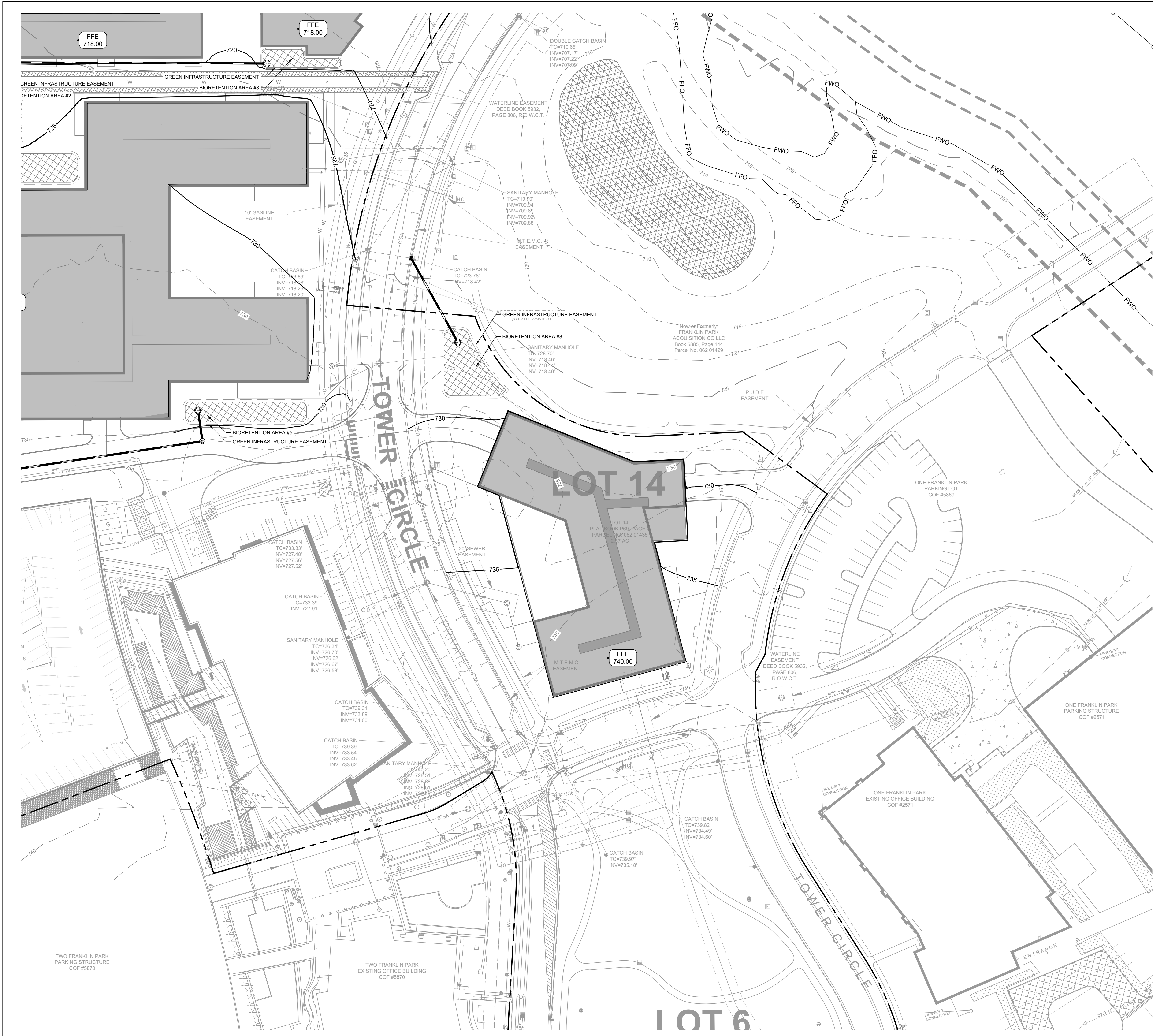
6100, 6700 TOWER CIRCLE

FRANKLIN PROJECT #7587

FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY
COF PRE-APPLICATION	5/24/21	KMR
COF INITIAL SUBMITTAL	6/07/21	KMR
COF RE-SUBMITTAL	7/01/21	KMR
NO.	1	
DESIGNED BY:	LIA	
DRAWN BY:	LIA	
CHECKED BY:	MMC	
DATE:	07/01/2021	
KVD PROJECT NO.	20070	
DRAWING TITLE:	ENLARGED GRADING AND DRAINAGE PLAN	
SHEET NUMBER	C3.1	

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RCL	PROPOSED RECLAIMED WATER MAIN
W	EXISTING WATER MAIN
OHE	EXISTING OVERHEAD ELECTRIC
SS	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
S	SANITARY SWER MANHOLE
DET	DETENTION
BIOT	BIORETENTION

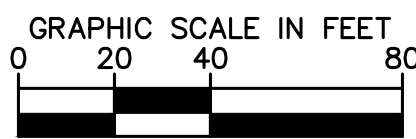
STORMWATER MANAGEMENT PLAN

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

RIPARIAN BUFFER NOTE

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



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Franklin, TN 37067
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DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY
COF PRE-APPLICATION	5/24/21	KAR
COF INITIAL SUBMITTAL	6/07/21	KAR
COF PRE-SUBMITTAL	7/01/21	KAR

DESIGNED BY: LIA
DRAWN BY: LIA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
ENLARGE GRADING
AND DRAINAGE PLAN

SHEET NUMBER
C3.2

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Page 228 of 260

E-65



ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

- SS PROPOSED SANITARY SEWER PIPE
- W PROPOSED WATER MAIN
- ST PROPOSED STORM PIPE
- SS EXISTING SANITARY SEWER PIPE
- G EXISTING WATER MAIN
- ST EXISTING STORM PIPE
- LOD LIMITS OF DISTURBANCE
- PH FIRE HYDRANT

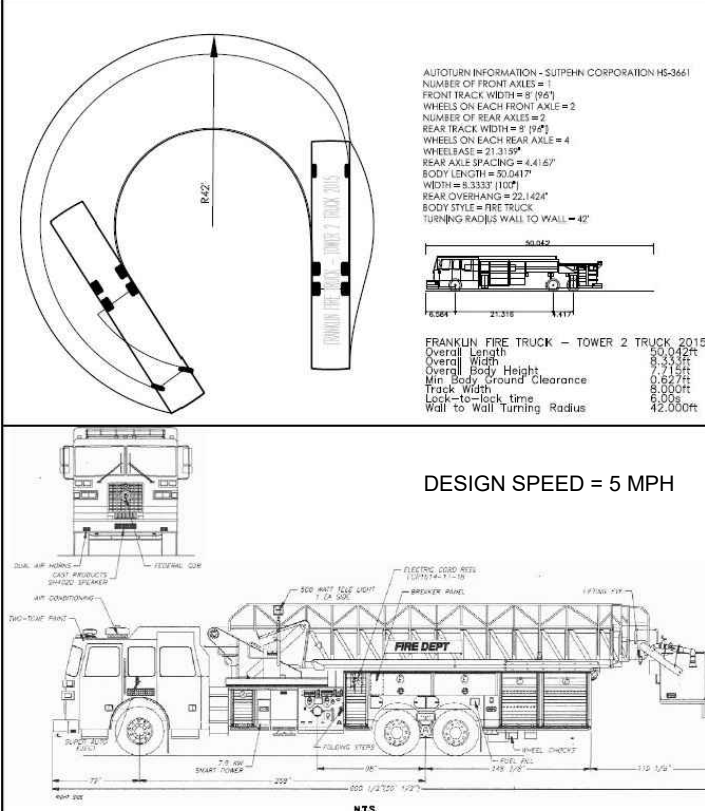
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPING

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE - NO PARKING" VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FOOT ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

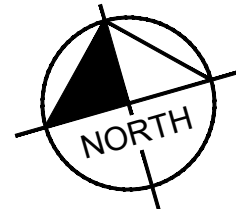
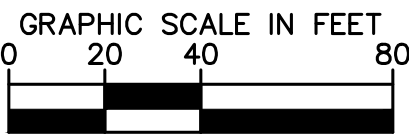


KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.



DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: LIA
DRAWN BY: LIA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

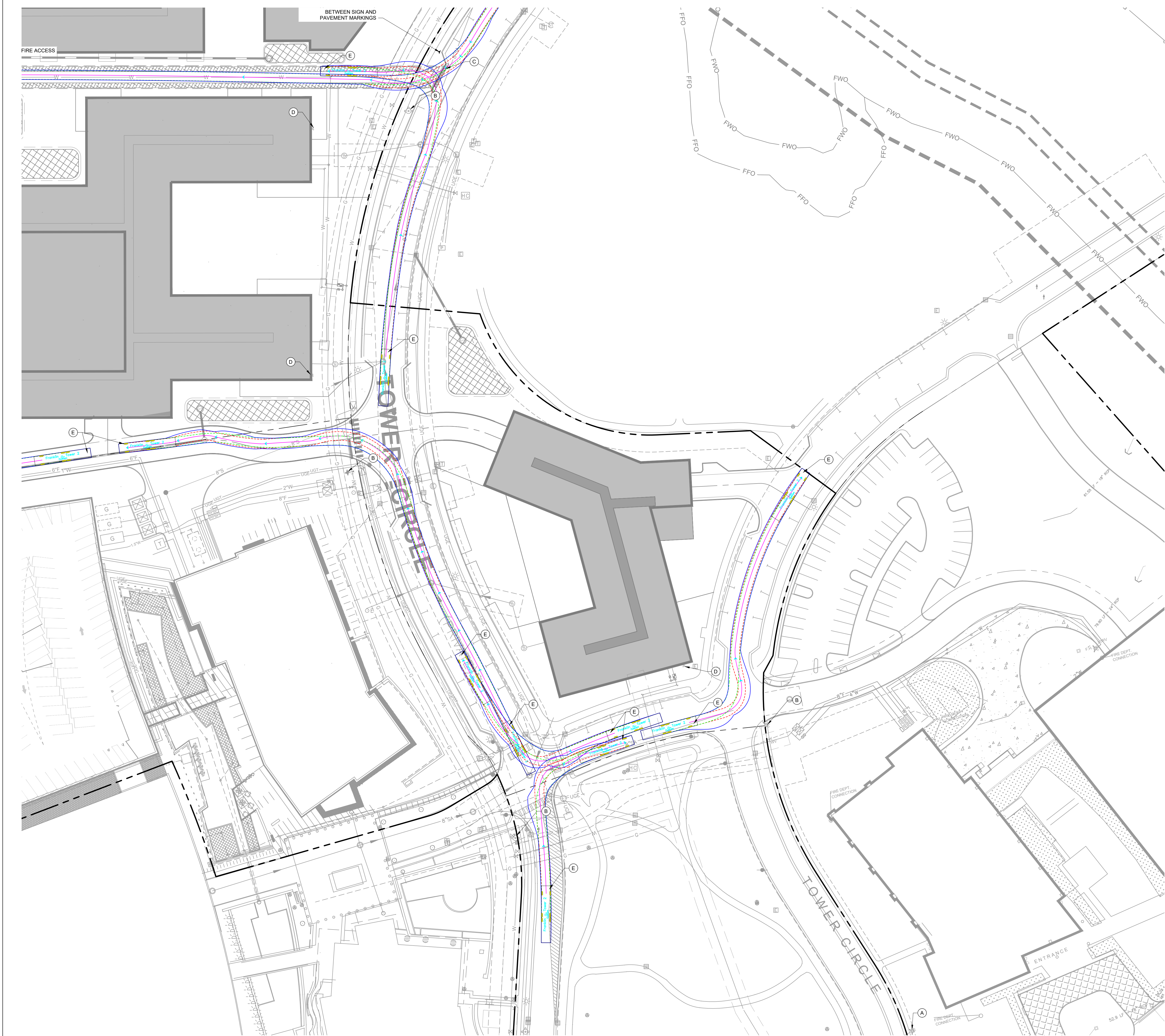
SHEET NUMBER
C4.1

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ROW & ACCESS GENERAL NOTES

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SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
ST	EXISTING STORM PIPE
G	EXISTING GAS MAIN
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT

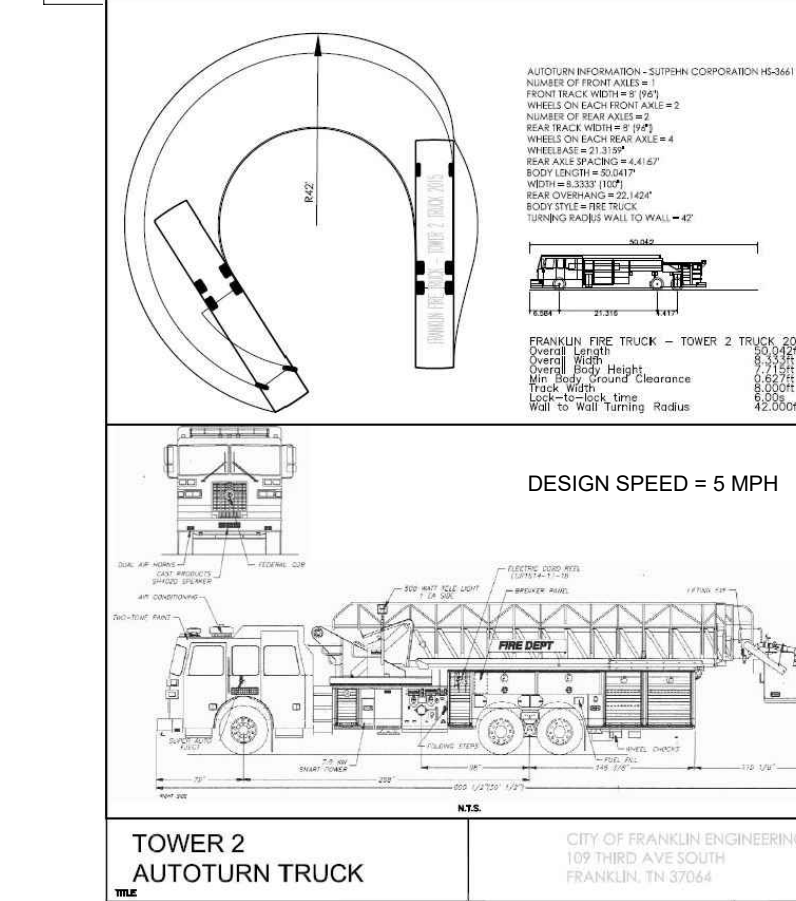
IMPACT STATEMENT

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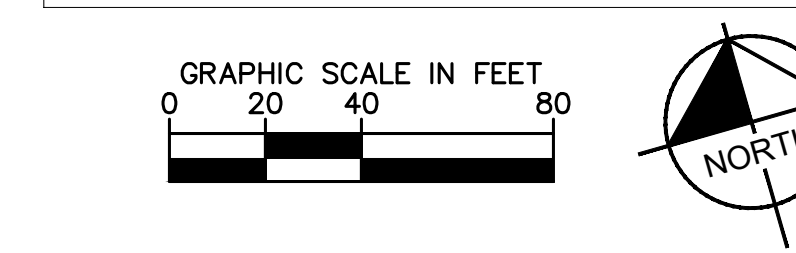


KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	FIRE LANE STRIPING
D	FIRE DEPARTMENT CONNECTION (TYP.)
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.



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DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	DATE	BY	REVISIONS
1	5/24/21	KMR	COF PRE-APPLICATION
2	6/07/21	KMR	COF INITIAL SUBMITTAL
3	7/01/21	KMR	COF RE-SUBMITTAL

DESIGNED BY:	LIA
DRAWN BY:	LIA
CHECKED BY:	MMC
DATE:	07/01/2021
KVD PROJECT NO.	20070
DRAWING TITLE:	ENLARGED ROW & ACCESS PLAN
SHEET NUMBER	C4.2

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ROW & ACCESS GENERAL NOTES

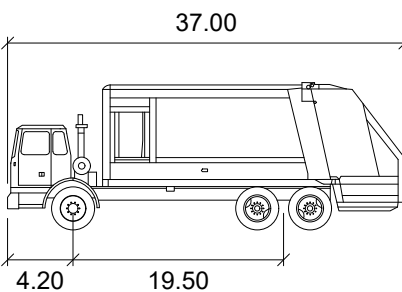
- ## SITE LEGEND

- | | |
|--|------------------------------|
| | PROPOSED SANITARY SEWER PIPE |
| | PROPOSED WATER MAIN |
| | PROPOSED STORM PIPE |
| | EXISTING SANITARY SEWER PIPE |
| | EXISTING WATER MAIN |
| | EXISTING GAS MAIN |
| | EXISTING STORM PIPE |
| | LIMITS OF DISTURBANCE |
| | FIRE HYDRANT |

IMPACT STATEMENT

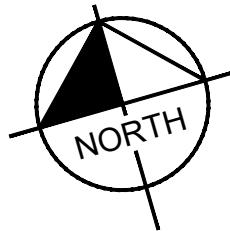
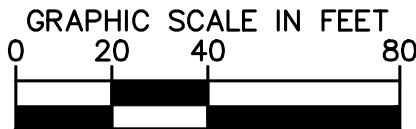
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COF Garbage Truck

Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1



214 Oceanside Drive
Nashville, TN 37204
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**DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN**

[illegible]

KVD PROJECT NO
20070

DRAWING TITLE:

ENLARGED ROW &
ACCESS PLAN

SHEET NUMBER

C4.3



ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY OF FRANKLIN, BUT NOT BE LIMITED TO, BUT NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE "STANDARD" SECTION OF THE CITY OF FRANKLIN SPECIFICATIONS' SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BOND. THEREAFTER, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL UTILITY ONE-CALL REQUESTS FOR THE UTILITY TO MAKE A LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED BY ANY UTILITIES.
7. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR TEMPORARY TRAFFIC CONTROL" AND SHALL BE EMPLOYED BY "TDOT," THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE THE EXISTING PAVEMENT MARKINGS CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
8. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PAVEMENTS. THERMOPLASTIC PAVEMENT MARKINGS SHALL CONFORM TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

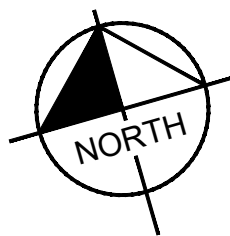
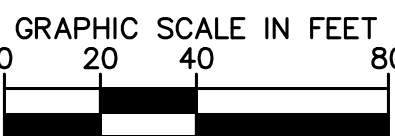
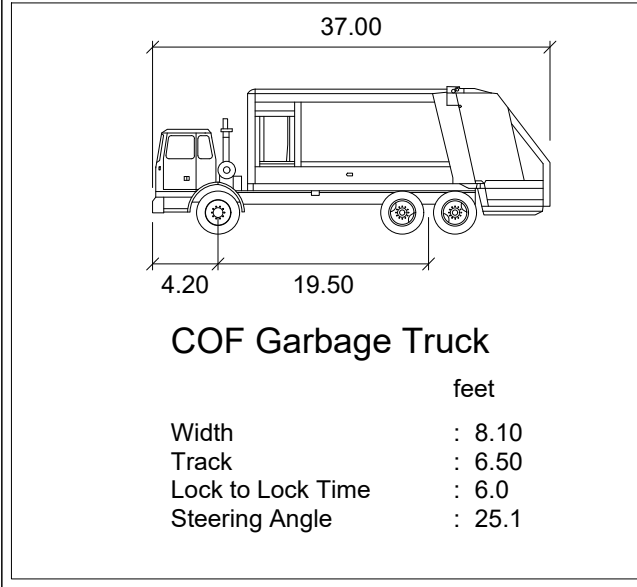
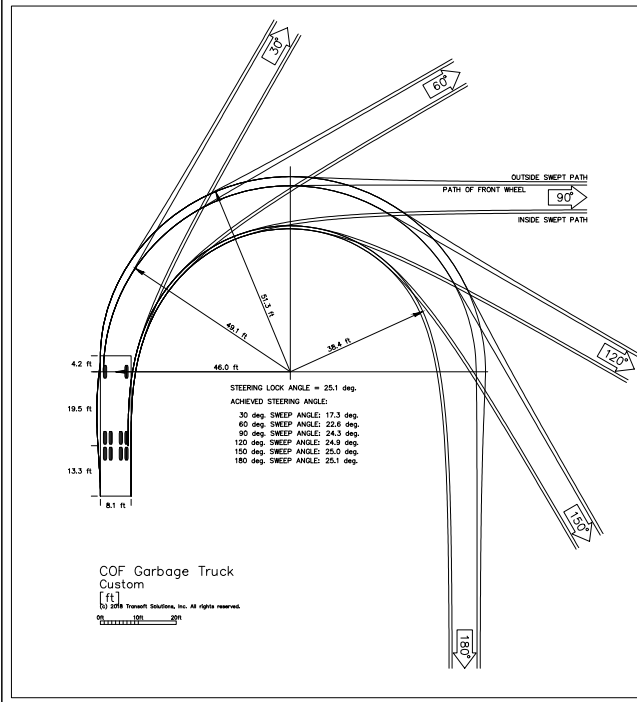
SITE LEGEND

- | | |
|---|------------------------------|
| SS | PROPOSED SANITARY SEWER PIPE |
| W | PROPOSED WATER MAIN |
|  | PROPOSED STORM PIPE |
| SS | EXISTING SANITARY SEWER PIPE |
|  | EXISTING WATER MAIN |
| G | EXISTING GAS MAIN |
| ST | EXISTING STORM PIPE |
| LOD | LIMITS OF DISTURBANCE |
|  | FIRE HYDRANT |

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

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**DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN**

NO	REVISIONS	BY	DATE
1	COF PRE-APPLICATION	KMR	5/24/21
2	COF INITIAL SUBMITTAL	KMR	6/07/21
3	COF RE-SUBMITTAL	KMR	7/01/21
DESIGNED BY:			
DRAWN BY:			LJA
CHECKED BY:			MMC
DATE:			07/01/2021

KVD PROJECT NO.
20070

DRAWING TITLE:

ENLARGED ROW &
ACCESS PLAN

SHEET NUMBER

C4.4

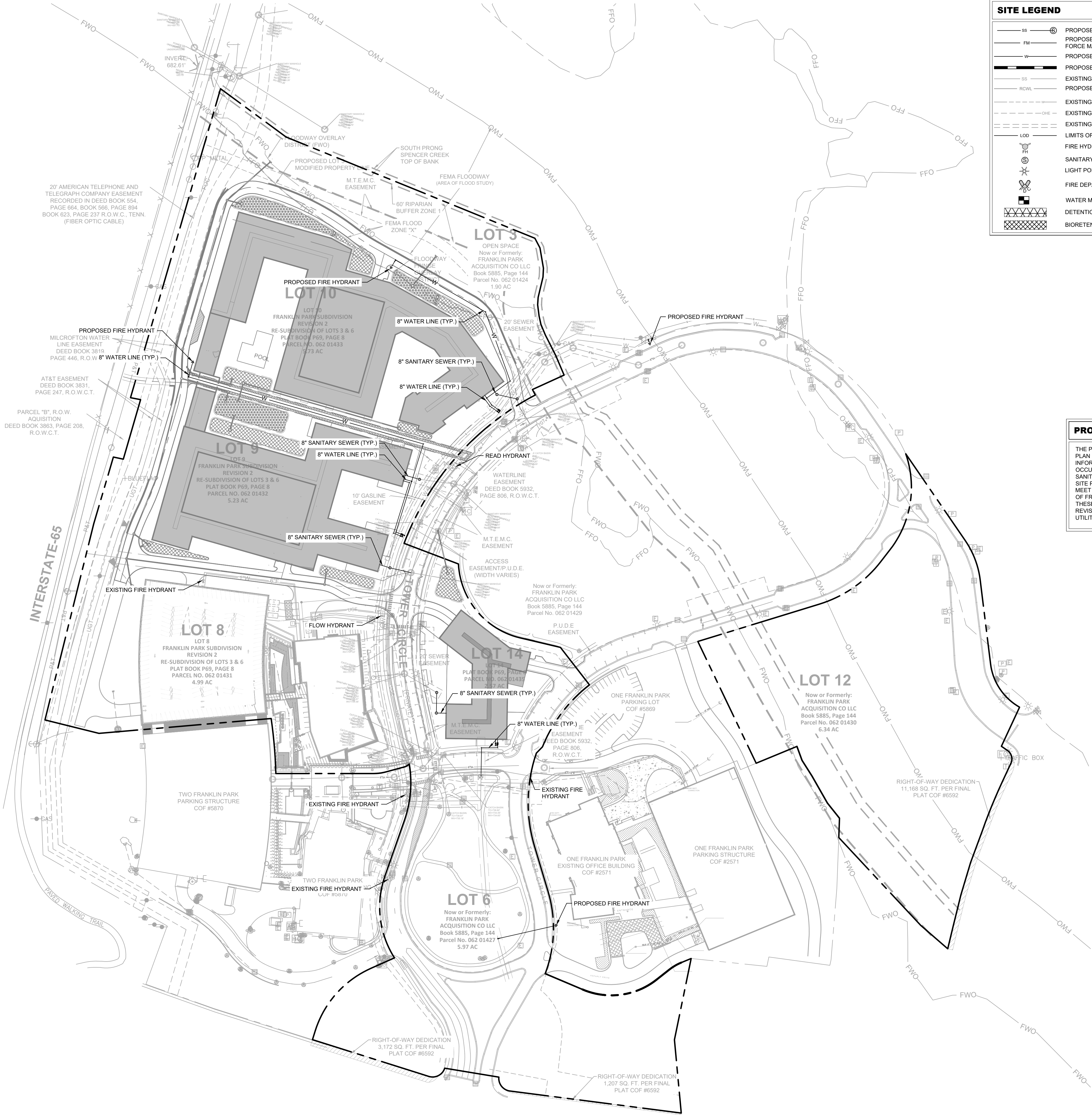
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KISER VOGGIN DESIGN





SITE LEGEND	
	PROPOSED SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
	LIGHT POLE(4000K LED LIGHT SOURCE)
	FIRE DEPARTMENT CONNECTION
	WATER METER
	DETENTION
	BIORETENTION

- #### UTILITY NOTES
- 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.
 - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
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 - ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FLOW TEST INFORMATION

DATE: MAY 5, 2021
FLOW HYDRANT
STATIC PRESSURE: 102 PSI
FLOW: 852 GPM
RESIDUAL PRESSURE: 71 PSI
PISTON PRESSURE: 26 PSI
GPM AT 20 PSI: 1,677 GPM

DATE: MAY 5, 2021
READ HYDRANT
STATIC PRESSURE: 104 PSI
RESIDUAL PRESSURE: 80 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY HETHCOAT & DAVIS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

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WATER INFRASTRUCTURE NOTE

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STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

PROP. UTILITY PLAN

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FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

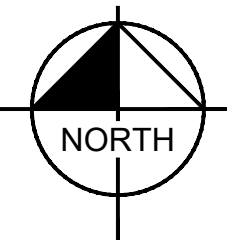
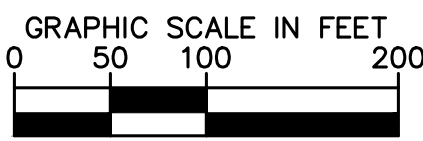
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	TWO BEDROOM UNIT	60 UNITS	300 (PER APT)	18,000
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	TWO BEDROOM UNIT	84 UNITS	300 (PER APT)	25,200
	THREE BEDROOM UNIT	34 UNITS	350 (PER APT)	11,900
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
RETAIL		5000 SF (25 EMPLOYEES)	20 (PER EMPLOYEE)	500
TOTAL:				154,300 GPD
TOTAL:				441 SFUE

Original Franklin Park Development SFU Equivalent

*FLOWS ESTIMATED FROM COF STANDARDS

	Meter size	SFU Equivalent
Franklin Park Office 1	4	125
Franklin Park Office 2	4	125
Franklin Park Office 3	4	125
Franklin Park Office 4	4	162
Franklin Park Office 5	4	125
Franklin Park Retail	3	88
Total SFU Equivalent		750

Franklin Park Revised SFU Equivalent				
	Status	Meter size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4		125.00
Franklin Park Office 2	Completed	4		125.00
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Franklin Park Retail (Lot 14)	Proposed	3	5000 SF	1.43
Total Revised SFU Equivalent				815.86
Total Additional SFUE requested				65.86



DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

Kimley»Horn

KV+D
KISER VOGGIN DESIGN



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Nashville, TN 37203
www.kimley-horn.com
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5005 Macdonald Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservoggin.com

DESIGNED BY: LIA
DRAWN BY: LIA
CHECKED BY: MMC
DATE: 07/01/2021

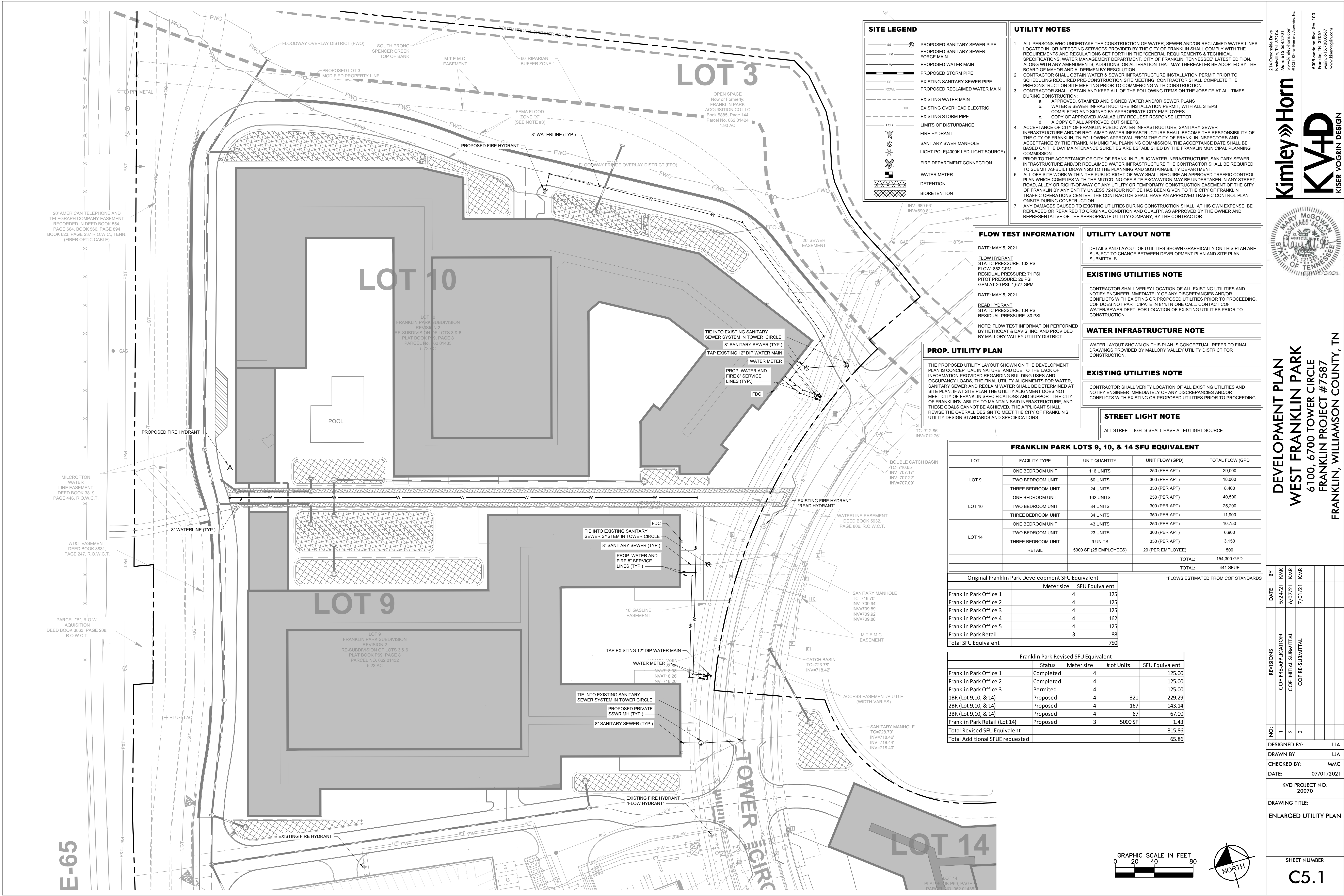
KVD PROJECT NO.
20070

DRAWING TITLE:

OVERALL UTILITY PLAN

SHEET NUMBER

C5.0



SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
---	EXISTING WATER MAIN
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM PIPE
---	LIMITS OF DISTURBANCE
⊙	FIRE HYDRANT
⊙	SANITARY SWER MANHOLE
⊙	LIGHT POLE(4000K LED LIGHT SOURCE)
⊙	FIRE DEPARTMENT CONNECTION
⊙	WATER METER
⊙	DETENTION
⊙	BIORETENTION

- UTILITY NOTES**
- 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.
 - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
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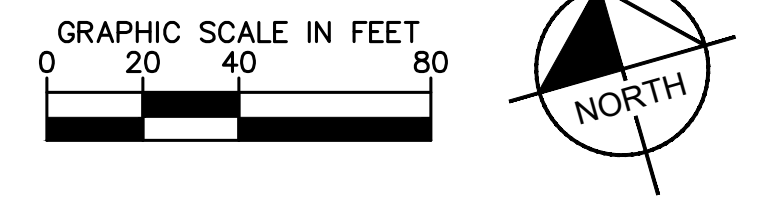
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www.kiservogrin.com

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KISER VOGGRIN DESIGN

DEVELOPMENT PLAN

WEST FRANKLIN PARK

6100, 6700 TOWER CIRCLE

FRANKLIN PROJECT #7587

FRANKLIN, WILLIAMSON COUNTY, TN

NO. 1

DATE 5/24/21

BY KMR

REVISIONS

COF PRE APPLICATION

COF INITIAL SUBMITTAL

COF RE SUBMITTAL

DATE 6/07/21

DATE 7/01/21

BY KMR

DESIGNED BY: LIA

DRAWN BY: LIA

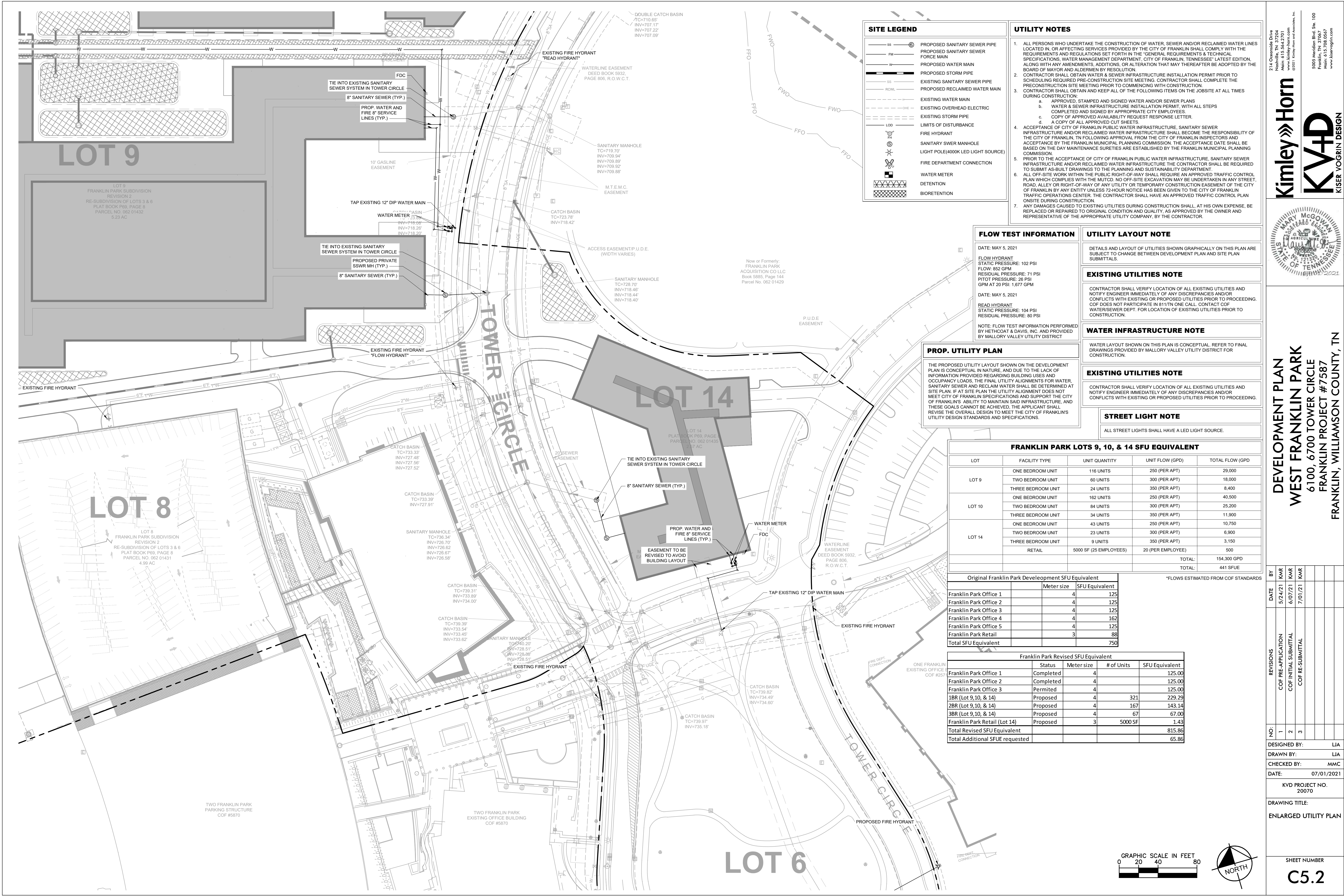
CHECKED BY: MMC

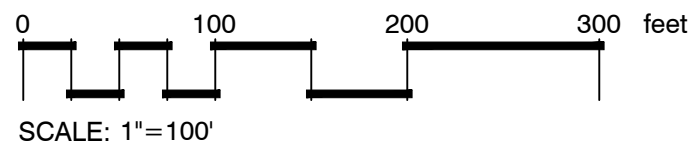
DATE: 07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE: ENLARGED UTILITY PLAN

SHEET NUMBER C5.1





PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS

BASE ZONING: RC12 REGIONAL COMMERCE 12

PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT

OVERLAY ZONING: FFO, FWO

BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING

FRONTAGE TYPES APPLIED: URBAN FRONTAGE

SETBACKS:

FRONT YARD: 10'

SIDE YARD: 5'

REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS

DWELLING UNIT DENSITY: 16.93 DU/A

COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL

BUILDING HEIGHTS: 4-12 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)

OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART

NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART

TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)

PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES

- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART

HISTORIC RESOURCE TREATMENT: NO

ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

PHASE 1

- LOT 3
- LOT 10
- LOT 9

- LOT 14
- LOT 6

- PHASE 3
• LOT 8

PHASE 3

- LOT 8

NO:	REVISIONS	BY	DATE
1	COF PRE-APPLICATION	KMR	5/24/21
2	COF INITIAL SUBMITTAL	KMR	6/07/21
3	COF RE-SUBMITTAL	KMR	7/01/21
DESIGNED BY:		GMV	
DRAWN BY:		CDG	
CHECKED BY:		KMR	
DATE:		05/24/2021	

PHASING PLAN

SHEET NUMBER

C6.0



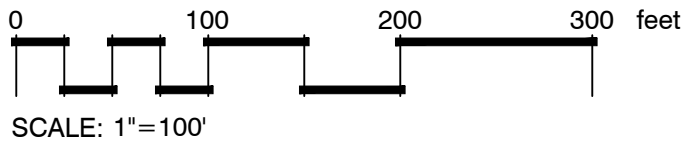
LANDSCAPE DATA	
SITE ACREAGE:	± 32.78 AC (± 1,427,896.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (285,580 SF)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (285,580 SF)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% (±180,000 SQ. FT.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	±4.13 AC (±180,000 SQ. FT.)

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392
caliper inches of replacement trees to be included at site plan

RIPARIAN BUFFER NOTE:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

TREE PROTECTION NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY	
	APPROXIMATE TREE SAVE AREA (TSA) ±4.13 AC (±180,000 SQ. FT.)
	APPROXIMATE EXISTING TREE CANOPY 12.6% ±4.13 AC (±180,000 SQ. FT.)



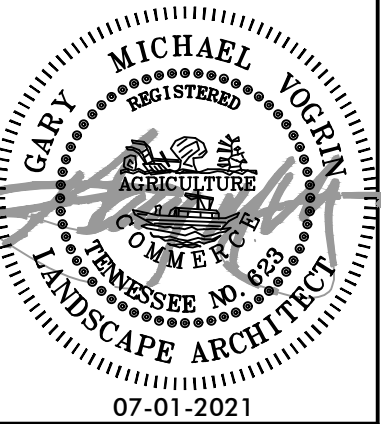
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DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
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3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021

KVD PROJECT NO.
20070

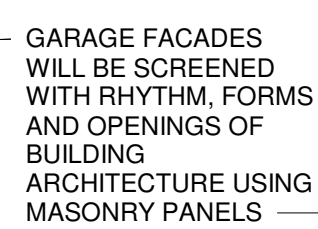
DRAWING TITLE:

**TREE
PRESERVATION
PLAN**

SHEET NUMBER

L1.0

GOOGLE EARTH
PRO AERIAL PHOTO
04-26-2020



906
STUDIO
ARCHITECTS
+ INTERIORS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

NOTE: DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS.

NOTE: PROPOSED STRING LIGHTS IN BETWEEN BUILDINGS A AND B WILL BE MINIMUM OF 17'-0" CLEAR

5005 Meridian Blvd. Ste. 100
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DRAWN BY:			
CHECKED BY:			
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KVD PROJECT NO.
20070

**BUILDINGS A,
B, AND C**

SHEET NUMBER

A01





File #: 21-02235

DATE: July 22, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2021-0167, Parkland Impact Fee And Construction Agreement Between The City Of Franklin and NW Franklin Park, LLC (West Franklin PUD Subdivision).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the consideration of Contract No. 2021-0167, Parkland Impact Fee and Construction Agreement between the City of Franklin and NW Franklin Park, LLC.

BACKGROUND/STAFF COMMENTS:

Consideration Of COF Contract No. 2021-0167, Parkland Impact Fee and Construction Agreement between the City of Franklin and NW Franklin Park, LLC for the development known as Franklin Park North. Franklin Park North intends to develop or cause the development of parkland amenities ("Parkland Project") consisting of **trails, pool(s), courtyards, plazas, grilling stations, pocket parks, outdoor dining, seating areas, trellis, event lawn appurtenances** on approximately 3.41 acres, all as more particularly shown and described on Exhibit A-I which is located in Quadrant 1; with twenty-five (25%) percent allocated to the community park improvements at Liberty Park. The Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit. The development proposes constructing five hundred and fifty-five (555) dwelling units for a total Parkland Impact Fee of Two million three hundred eighty-eight thousand seven hundred twenty dollars, and 00/100 (\$2,388,720).

FINANCIAL IMPACT:

The development proposes constructing five hundred and fifty-five (555) dwelling units for a total Parkland Impact Fee of Two Million Three Hundred Eighty-Eight Thousand Seven Hundred Twenty Dollars, and 00/100 (\$2,388,720). NW Franklin Park, LLC shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Eighty-Eight Dollars and 00/100 (\$3,228.00) until such time the total obligation has been satisfied.

Franklin Park - Parkland Requirements				
Descriptions	Quantity	Unit	Unit Price	Total
Total Required Parkland Dedication	555	Units	\$ 4,304	\$ 2,388,720
25% Quadrant (1) Obligation				\$ 597,180
75% Allowable Offset				\$ 1,791,540

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2021-0167.

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND
NW FRANKLIN PARK, LLC
CONTRACT NO. 2021-0167**

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT (“Agreement”), made and entered into this _____ day of _____ 2021 by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and NW Franklin Park, LLC, developer of that certain land known as Franklin Park North in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto (“Owner”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor’s Map, 062 Parcel 01424, 01427, 01429-01433, 01435 (“Development Project”), located in Parkland Quadrant Quadrant 1 of the City, consisting of 555 units on the property known as Franklin Park North; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities (“Parkland Project”) consisting of trails, pool(s), courtyards, plazas, grilling stations, pocket parks, outdoor dining, seating areas, trellis, and event lawn on approximately 3.41 acres, all as more particularly shown and described on Exhibit A-I; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, “Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is Two Million Three Hundred Eighty-Eight Thousand Seven Hundred Twenty and No/100 Dollars (\$2,388,720.00); and

WHEREAS, Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 (\$3,228.00) until such time the total obligation has been satisfied; and

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on June 30, 2021, to be \$1,791,540; and

WHEREAS, Owner has agreed to construct the Parkland Project as illustrated on Exhibits A-I and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A-I shall undergo further design and

development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at \$1,000,000 per occurrence and \$2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.
4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is \$2,129,250.00, as more particularly described in Exhibit A-I, and the estimated total offset to Owner is \$1,791,540.00 upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.
6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.
7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.
8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.
9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.
11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
 - All property lines and easements
 - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
 - Location of all “as-built” work with station and offsets
 - Height and location of all fences, walls, screens, trees, and hedges over 42” tall
 - All commercial driveways, paved areas, and required parking spaces
 - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
 - All utilities
 - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACC14
 - Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.
12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and condition the of the Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.
13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, the City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the sit back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.
16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from , or in any way connected with the failure of Owner to comply with any of the provisions herein, or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.
17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
19. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:
- | | |
|---|--|
| <u>In the case of the City:</u>
City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305 | <u>In the case of Owner:</u>
NW Franklin Park, LLC
c/o Northwood Ravin
3015 Carrington Mill Blvd., Suite 460
Morrisville, NC 27560 |
|---|--|
20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.
2. **Warranties /Limitation of Liability/Waiver.**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.
3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

NW Franklin Park, LLC
c/o Northwood Ravin
3015 Carrington Mill Blvd,
Suite 460
Morrisville, NC 27560

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
_____)
COUNTY OF _____)

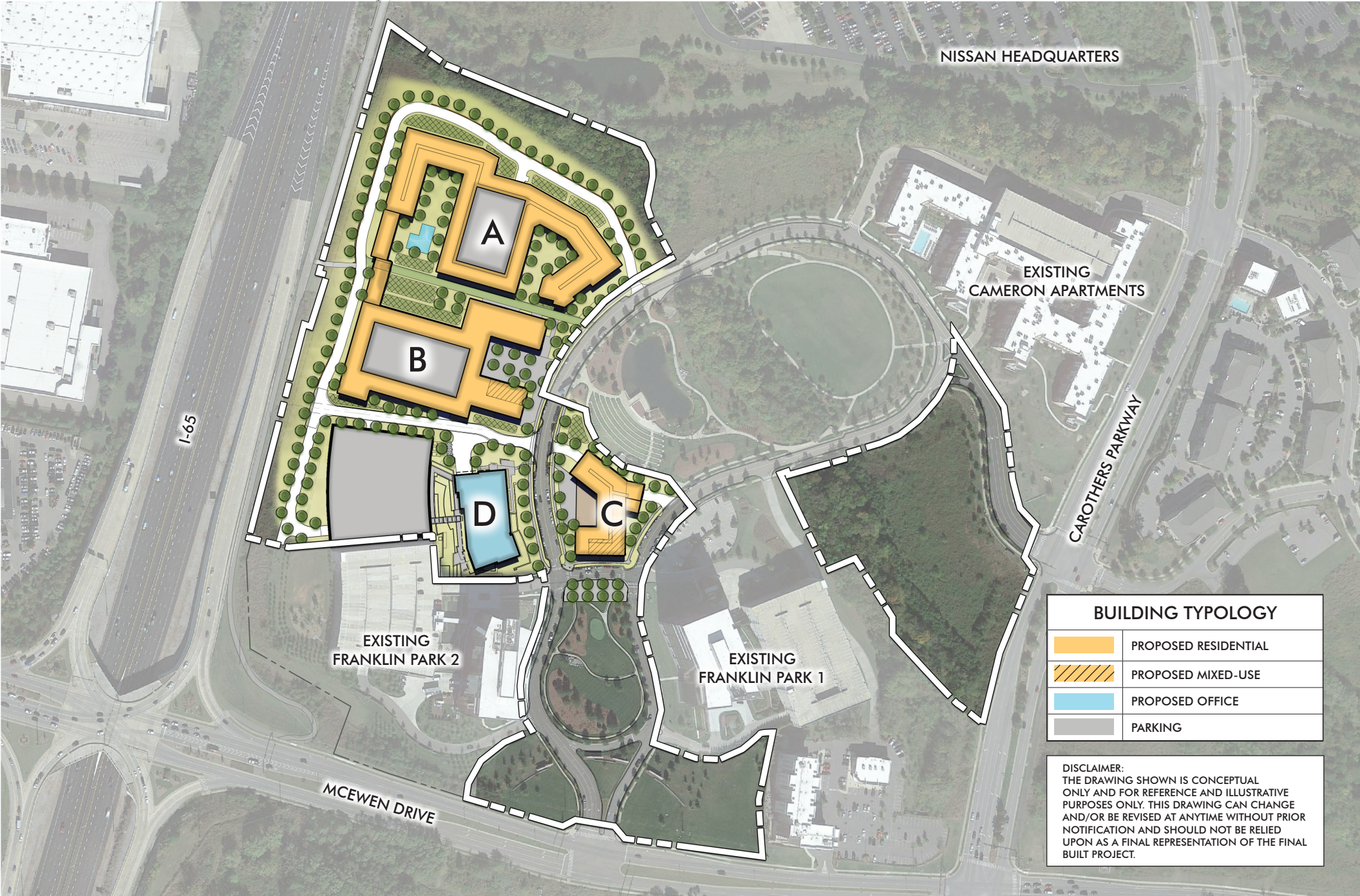
On _____, before me, _____,
Notary Public, personally appeared _____ who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

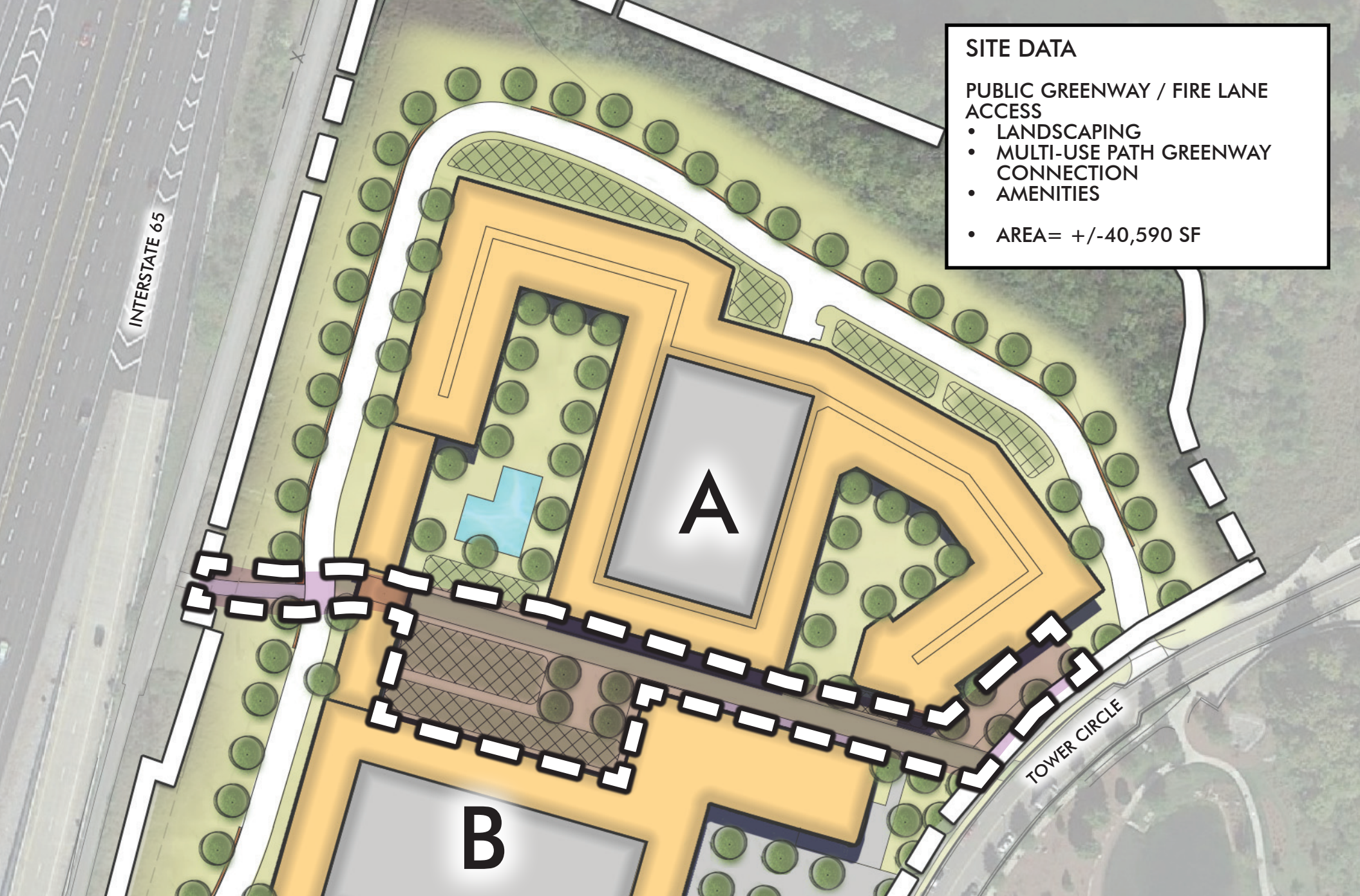
I certify under PENALTY OF PERJURY under the laws of the State of _____ that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

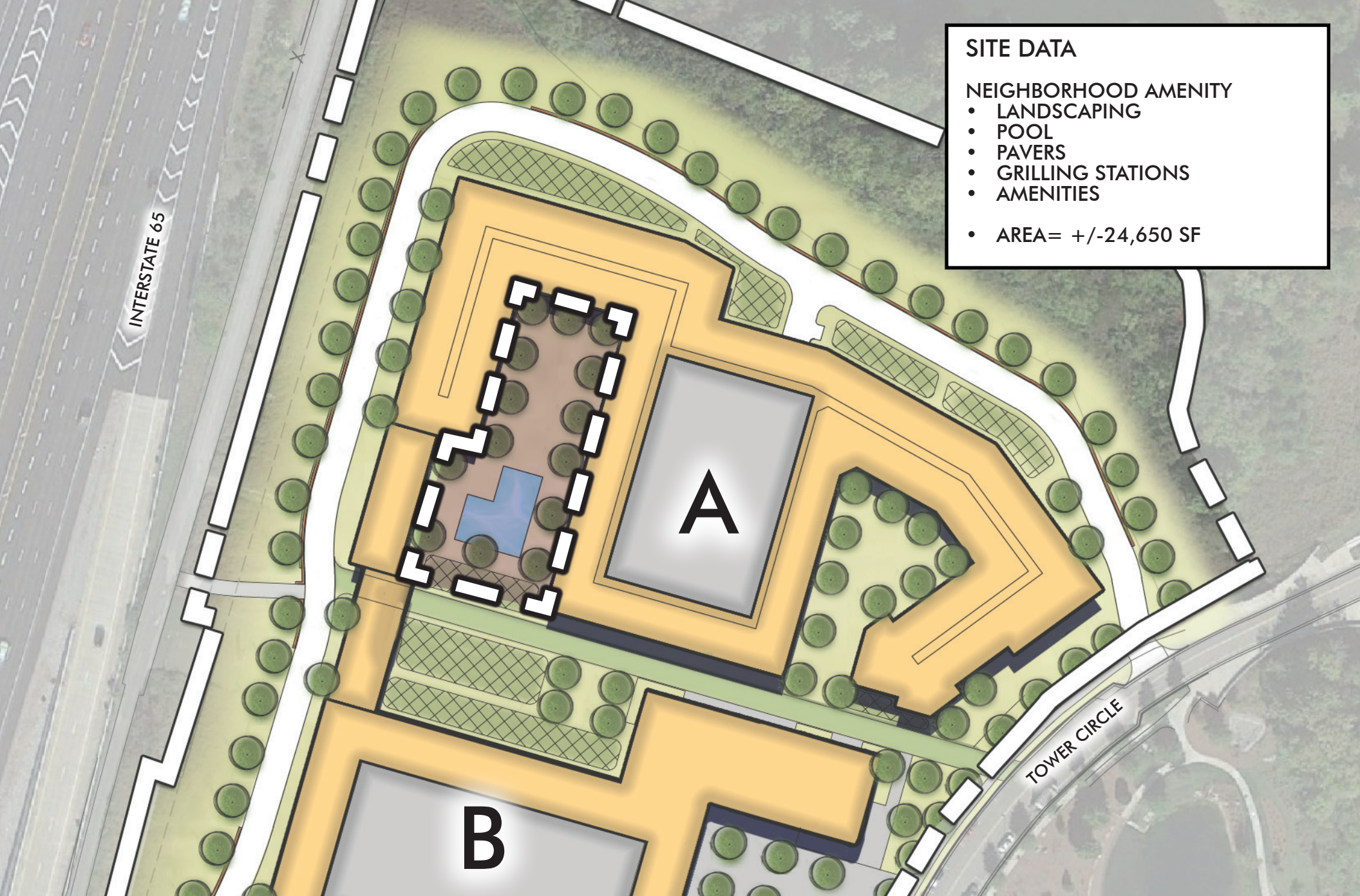




SITE DATA

PUBLIC GREENWAY / FIRE LANE ACCESS

- LANDSCAPING
- MULTI-USE PATH GREENWAY CONNECTION
- AMENITIES
- AREA= +/-40,590 SF



SITE DATA

NEIGHBORHOOD AMENITY

- LANDSCAPING
- POOL
- PAVERS
- GRILLING STATIONS
- AMENITIES

- AREA= +/-24,650 SF

INTERSTATE 65

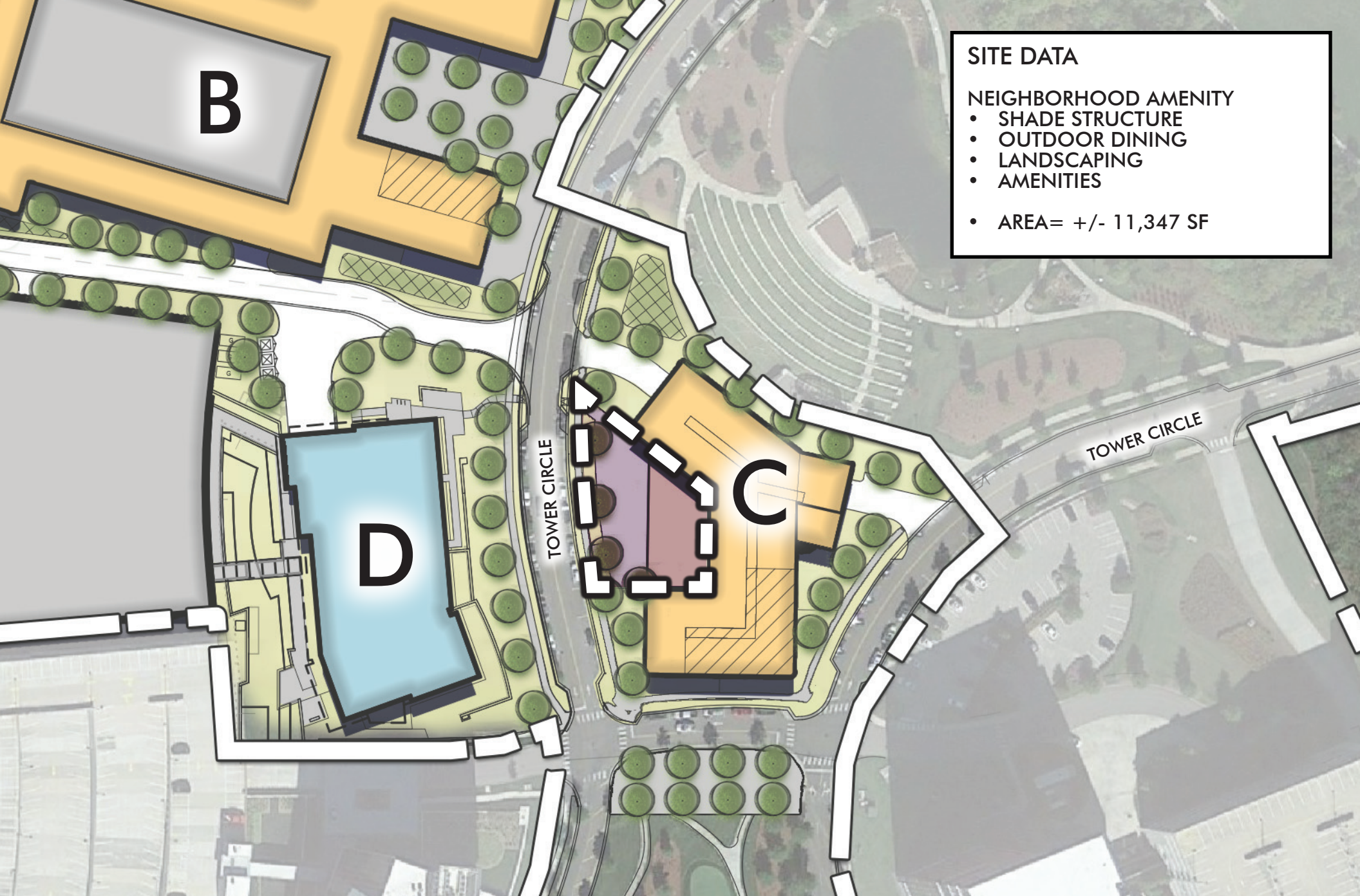
TOWER CIRCLE

SITE DATA

NEIGHBORHOOD AMENITY

- FIREPIT
- SHADE STRUCTURE
- OUTDOOR DINING
- LANDSCAPING
- AMENITIES

- AREA= +/- 21,464 SF

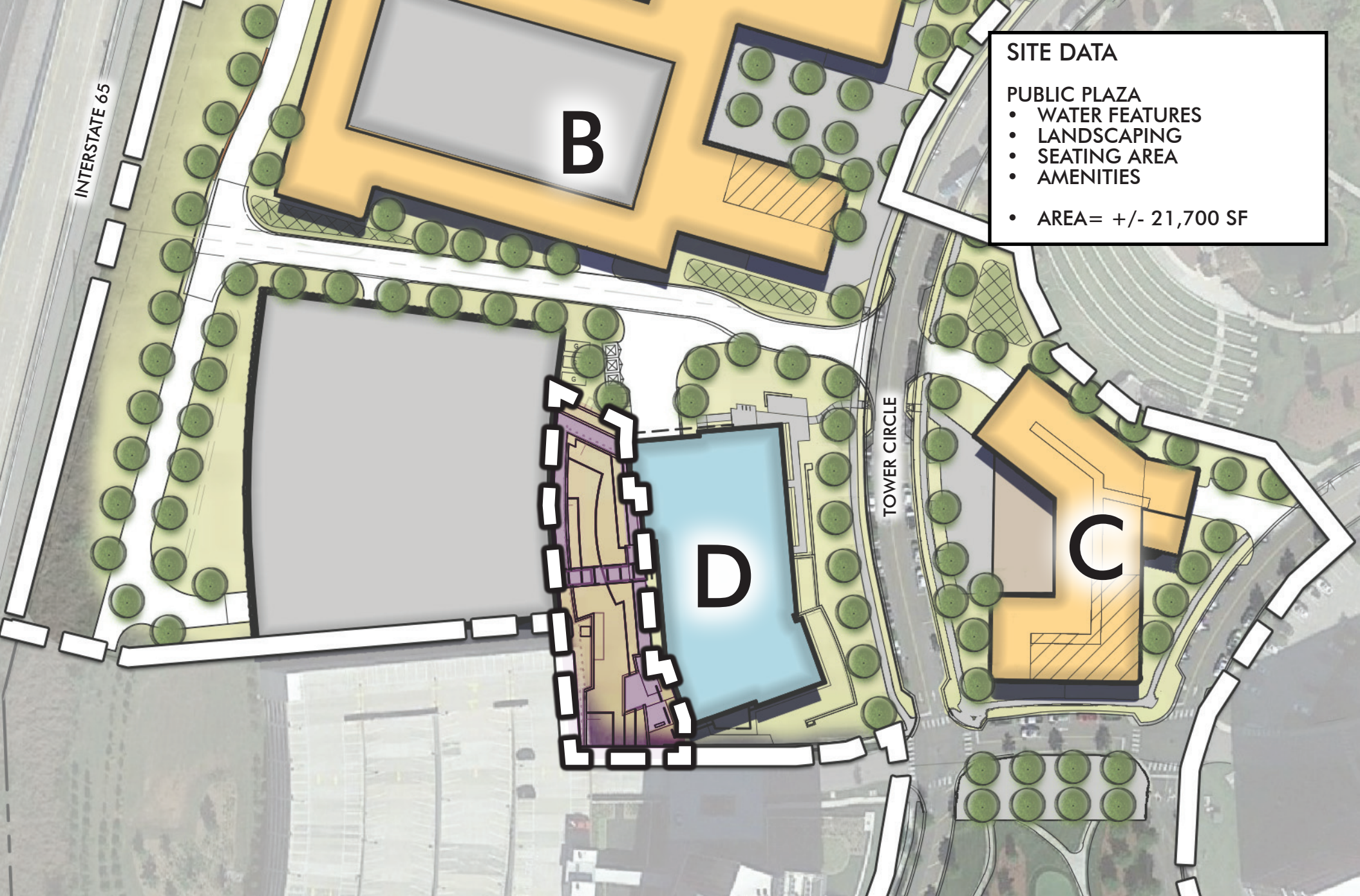


SITE DATA

NEIGHBORHOOD AMENITY

- SHADE STRUCTURE
- OUTDOOR DINING
- LANDSCAPING
- AMENITIES

- AREA= +/- 11,347 SF

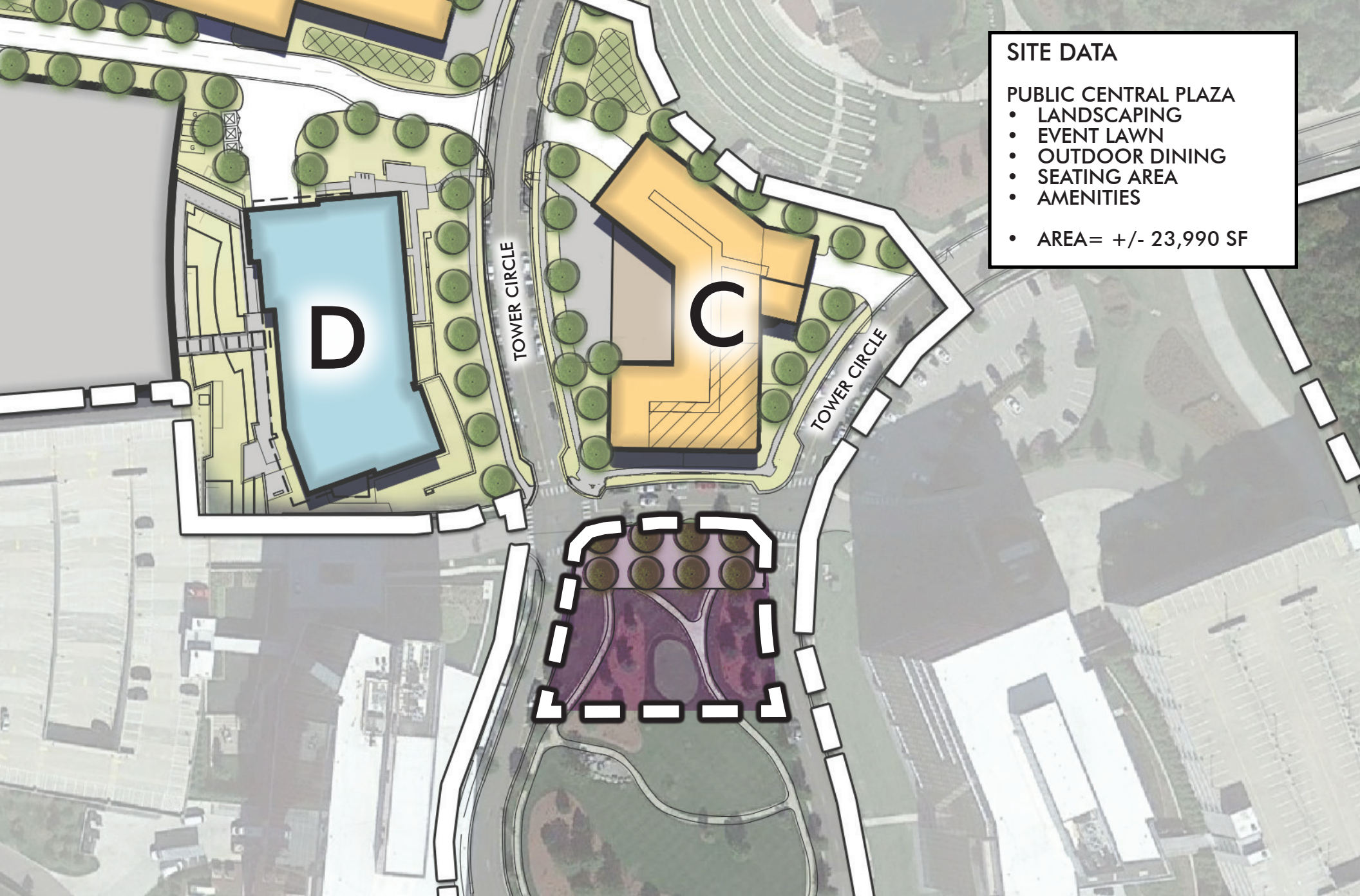


SITE DATA

PUBLIC PLAZA

- WATER FEATURES
- LANDSCAPING
- SEATING AREA
- AMENITIES

• AREA= +/- 21,700 SF



SITE DATA

PUBLIC CENTRAL PLAZA

- LANDSCAPING
- EVENT LAWN
- OUTDOOR DINING
- SEATING AREA
- AMENITIES
- AREA= +/- 23,990 SF

Franklin Park - Parkland Requirements				
Descriptions	Quantity	Unit	Unit Price	Total
Total Required Parkland Dedication	555	Units	\$4,304	\$2,388,720
Design/Planning/Engineering (Professional Services)				
Landscape Architect Design Fees/Project Construction Administration Fees	1	unit		\$350,000
Civil Engineer/Architect Design Fees/Project Construction Administration Fees	1	unit		\$150,000
50% Offset				\$250,000
Sub Total				\$250,000
Area A – Public Greenway / Fire Access Lane				
Amenity Allowance	1	unit	---	\$345,000
75% Offset				\$258,750
Sub Total				\$258,750
Area B – Private Neighborhood Amenity				
Amenity Allowance	1	unit	---	\$350,000
50% Offset				\$175,000
Sub Total				\$175,000
Area C – Private Neighborhood Amenity				
Amenity Allowance	1	unit	---	\$345,000
50% Offset				\$172,500
Sub Total				\$172,500
Area D – Private Neighborhood Amenity (OMIT)				
Area E – Private Neighborhood Amenity				
Amenity Allowance	1	unit	---	\$230,000
50% Offset				\$115,000
Sub Total				\$115,000
Area F – Public Office Plaza				
Amenity Allowance	1	unit	---	\$750,000
75% Offset				\$562,500
Sub Total				\$562,500
Area G – Public Central Plaza				
Amenity Allowance	1	unit	---	\$250,000
75% Offset				\$187,500
Sub Total				\$187,500
Total Cost for Design and Construction				\$1,721,250
Land Cost - Public (Areas A, F, G)				
	1.98	acres	\$ 62,121	\$122,999.58
Total				\$1,844,250
Total cost of Project				\$1,844,250
Parkland Impact Fee Requirement				\$2,388,720
Allowable 75% Offset				\$1,791,540
Dedication Beyond Requirement				\$52,710



File #: 21-02304

DATE: July 23, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Wilcox, Purchasing Manager

SUBJECT:

Consideration Of Resolution No. 2021-132, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Sanitary Sewer Pretreatment Program Support Services For A Term Of Award For The Water Reclamation Facility Division Of The Water Management Department (Purchasing Office Procurement Solicitation No. 2022-006).

PURPOSE:

The purpose of this resolution would be to authorize the use of the competitive sealed proposal procurement method for choosing the service provider for sanitary sewer pretreatment program support services for a term of award for the Water Reclamation Facility Division of the Water Management Department.

BACKGROUND/STAFF COMMENTS:

Tennessee law and City ordinance both require the Board of Mayor and Aldermen to authorize use of the competitive sealed proposal procurement method for choosing suppliers and/or service providers whenever the Board determines that the uses of competitive sealed bidding is either not practicable or not advantageous for the City.

For the planned procurement of sanitary sewer pretreatment program support services, competitive sealed bidding is either not practicable or not advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

FINANCIAL IMPACT:

The financial impact of the procurement remains to be determined.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution No. 2021-132.

RESOLUTION 2021-132

**A RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE SEALED PROPOSAL
PROCUREMENT METHOD FOR CHOOSING THE SERVICE PROVIDER FOR SANITARY SEWER
PRETREATMENT PROGRAM SUPPORT SERVICES FOR A TERM OF AWARD**

WHEREAS, pursuant to Tenn. Code Ann. § 12-3-1207 the City may use competitive sealed proposals rather than competitive sealed bids when the City adopts a process for the use of competitive sealed proposals and determines that the use of competitive sealed bidding is either not practicable or not advantageous to the City; and

WHEREAS, the City passed Ordinance 2019-24 on August 13, 2019, authorizing the use of the competitive sealed proposal procurement method; and

WHEREAS, should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then City staff requests authority to use the competitive sealed proposal procurement method for determining which service provider to recommend for award of sanitary sewer pretreatment program support services for a term of award; and

WHEREAS, the Board of Mayor and Aldermen find that the use of the competitive sealed proposal procurement method is advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

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

Should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then the City is authorized to use the competitive sealed proposal procurement method pursuant to the standards set forth in Municipal Code § 5-504 for determining which service provider to recommend for award of sanitary sewer pretreatment program support services for a term of award because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Maricruz R. Fincher
Staff Attorney