

RESOLUTION 2011-13

A RESOLUTION APPROVING A CONCEPT PLAN FOR FRANKLIN CITY HALL PUD SUBDIVISION, TOTALING ± 4.24 ACRES, LOCATED AT 109 3RD AVENUE SOUTH, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process is divided into two major phases. The first phase is the approval of a Concept Plan by the Board of Mayor and Aldermen (BOMA), by resolution, that addresses land uses, density and intensity of development, public facilities, transportation, infrastructure provision, open space, and other major development issues. The second phase is the approval of a Regulating Plan by the FMPC that demonstrates compliance with the approved Concept Plan and the *Franklin Zoning Ordinance*.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2010:

1. That the legal description of the property is as follows:

Map-Group-Parcel	Acres
078C-F-3.00	±4.24

BEING LAND LYING IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSE, SAID LAND BEING OWNED BY THE CITY OF FRANKLIN. SAID CITY OF FRANKLIN PROPERTY BEING KNOWN AS PARCEL 3.00 ON WILLIAMSON COUNTY TAX MAP 078C, GROUP F, SAID PROPERTY BOPUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN ON THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL 3.00, SAID CORNER LYING IN THE EASTERN RIGHT-OF-WAY LINE OF THIRD AVENUE SOUTH AND NORTHERN RIGHT-OF-WAY LINE OF CHURCH STREET, SAID POINT ALSO BEING KNOWN AS THE **POINT OF BEGINNING**.

THENCE LEAVING SAID IRON PIN THE FOLLOWING SEVEN (7) CALLS;

NORTH 24°33'15" WEST 492.25 FEET TO A POINT;
 NORTH 65°26'45" EAST 237.00 FEET TO A POINT;
 NORTH 65°26'45" EAST 159.00 FEET TO A POINT;
 SOUTH 24°33'15" EAST 391.23 FEET TO A POINT;
 NORTH 65°26'45" WEST 102.08 FEET TO A POINT;
 SOUTH 24°33'15" EAST 101.71 FEET TO A POINT;
 SOUTH 65°34'52" WEST 293.92 FEET THE **POINT OF BEGINNING**.

CONTAINING 184,719 SQUARE FEET, OR 4.24 ACRES, MORE OR LESS.

2. That the overall entitlements for the Franklin City Hall PUD are as follows:

Entitlements	Franklin City Hall PUD
Base Zone	Regional Mixed-use District (MX)
Character Area Overlay	Central Franklin Character Area Overlay District #1
Other Zoning Overlays	Historic Preservation Overlay
Amount of Non-residential Square Footage	280,207 sq. ft.
Number of Residential Units	35 dwelling units
Building Height	56 feet - maximum
Development Standard	Traditional
Minimum Total Open Space (3% formal)	± .13 acres (rounded) or 5,541 sq. ft.
Acreage of Site	± 4.24

3. That the Concept Plan, the exhibits accompanying the Concept Plan, and all conditions and restrictions placed upon the Concept 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 Concept Plan, the exhibits accompanying the Concept Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>9/22/10</u>
PREAPPLICATION CONFERENCE:	<u>10/14/10</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>10/28/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>11/15/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>2/24/11</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

March 1, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2011-13, a resolution to approve a PUD Concept Plan for the Franklin City Hall PUD Subdivision on 4.24 acres located at 109 3rd Avenue South

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve a PUD Concept Plan for the Franklin City Hall PUD Subdivision on 4.24 acres located at 109 3rd Avenue South (Resolution 2011-13).

Background

This resolution was favorably recommended onto the BOMA by the Planning Commission by a vote of 5-1 at the February 24, 2011, FMPC Meeting.

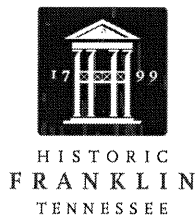
PROJECT INFORMATION	
Existing Land Use	Civic and Institutional
Proposed Land Use	Mixed Use - Civic and Institutional, Commercial, Office, Attached Residential
Existing Zoning	CI
Proposed Zoning	MX
Acreage	4.24 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	35
Proposed Nonresidential Square Footage	280,207 sq. ft.
Proposed Open Space	<i>Formal Open Space: 5,541 sq. ft. or .13 acres (rounded)</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 5,541 sq. ft. or .13 acres (rounded)</i>
Physical Characteristics	Fully built out, graded site;
Character Area Overlay/ Development Standard	CFCO-1 / Traditional
Other Applicable Overlays	HPO
Proposed Building Height	56' maximum
Minimum Landscape Surface Ratio	.30



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	CC
<i>South</i>	Office	OR
<i>East</i>	Inst. and Residential	CC, RX
<i>West</i>	Civic and Office	CC, CI

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	N/A;

LAND USE PLAN RECOMMENDATIONS
<p>The site is located in Central Franklin Character Area, Special Area 1, which has a historic commercial character. Commercial, institutional and residential structures at a scale of 2 to 3 stories currently exist. Buildings have a strong relationship to the street frontage and are scaled to the pedestrian. The existing mix of land uses includes commercial, institutional and residential uses. Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding area. Existing civic and institutional uses are encouraged to remain and future civic and institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.</p> <p>The area should follow standards for traditional areas. More dense mixed-use and residential development should be allowed in the area. Buildings may be at a scale up to 3 stories. Four story buildings may be permitted pursuant to a PUD in certain circumstances. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. Such areas should be lined with buildings to diminish the appearance of parking from public view. On-street parking is encouraged.</p> <p>The existing interconnected street and sidewalk network will remain, with wider sidewalks provided as new development occurs. Open space will be minimal given the urban character of this area. Open space exists in certain areas of the downtown core to meet the needs of the area. Urban open space should consist of existing and future publicly-accessible parks and open space as well as the streetscape itself. Courtyards and outdoor plaza spaces also provide urban open space within the built environment.</p>



MEMORANDUM

PROJECT MEETS FRANKLIN'S	LAND USE PLAN:	Yes
	GREENWAY/OPEN SPACE PLAN:	N/A
	HISTORIC DISTRICT GUIDELINES:	N/A

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to the BOMA.

COMMENTS: Please see an updated Site Data Chart that is attached to this staff report. The initial acreage used was based on the acreage in the City's GIS parcel data instead of the legal description. The updated Site Data Chart reflects this change in acreage (3/100's of an acre) and will be updated on the revised plans that will be submitted prior to the BOMA meeting.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. The street between the residential units shall match on all sheets. The tree wells shall run the entire length of the block.

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.
2. Upon final approval by the BOMA, the applicant shall submit one (1) complete and folded set and a .pdf file of the corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and the corrected plan.
3. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

PROJECT CONSIDERATIONS:

1. At the Regulating Plan submittal stage, the Engineering Department will seek a detailed Traffic Impact Study to address site circulation, access and parking issues as well as the flow on the nearby street network. This Study will refine the trip generation projections given in this application. The Central Business District Signal Timing project already underway by RPM Transportation Consultants provides a basis for their preparation of the Traffic Impact Study.
2. The plaza on the square shall at the site plan stage be developed in such a manner to be able to contain the large portable stages that are there many times of the year during the festivals.
3. The IBC and IFB will require residential fire sprinklers in the Live/Work units adjacent to the parking garage. This needs to be considered when the building plans are submitted.

These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Financial Impact

To be determined.

Options

Not applicable to this item.

Recommendation

Approval of the resolution.

FRANKLIN CITY HALL PUD CONCEPT PLAN 109 3RD AVENUE SOUTH FRANKLIN, TENNESSE

PROJECT TEAM

OWNER
CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
615.791.3317
MAYOR: JOHN SCHROEDER
CONTACT: ERIC STUCKER, CITY ADMINISTRATION

DEVELOPER
CITY DEVELOPMENT COMPANY, LLC
109 3RD AVENUE SOUTH
SUITE 400
NASHVILLE, TN 37203
615.319.8426
CONTACT: BILL BARRELY, PRESIDENT

DESIGN TEAM
ARCHITECT
MANUEL ZETLIN ARCHITECTS
WHOLE TOWN SOLUTIONS
65 SLOAN STREET
ROSWELL, GA 30075
770.643.3938
CONTACT: LEV OULIER

ARCHITECT
MANUEL ZETLIN ARCHITECTS
1819 31ST AVENUE SOUTH
NASHVILLE, TN 37217
CONTACT: MANUEL ZETLIN

LANDSCAPE ARCHITECT
HAWKINS PARTNERS LANDSCAPE ARCHITECTS
1000 WOODWAY
SUITE 100
NASHVILLE, TN 37203
615.255.5218
CONTACT: RAY HAWKINS

CIVIL ENGINEER
CIVIL SITE DESIGN GROUP
6705 SOUTHGATE AVENUE
NASHVILLE, TN 37221
615.248.9999
CONTACT: KEVIN GANGAWARE

TRANSPORTATION CONSULTANTS
RPM TRANSPORTATION CONSULTANTS
211 CENTERVIEW DRIVE
SUITE 240
NASHVILLE, TN 37027
615.378.8410
CONTACT: MAY BURCH

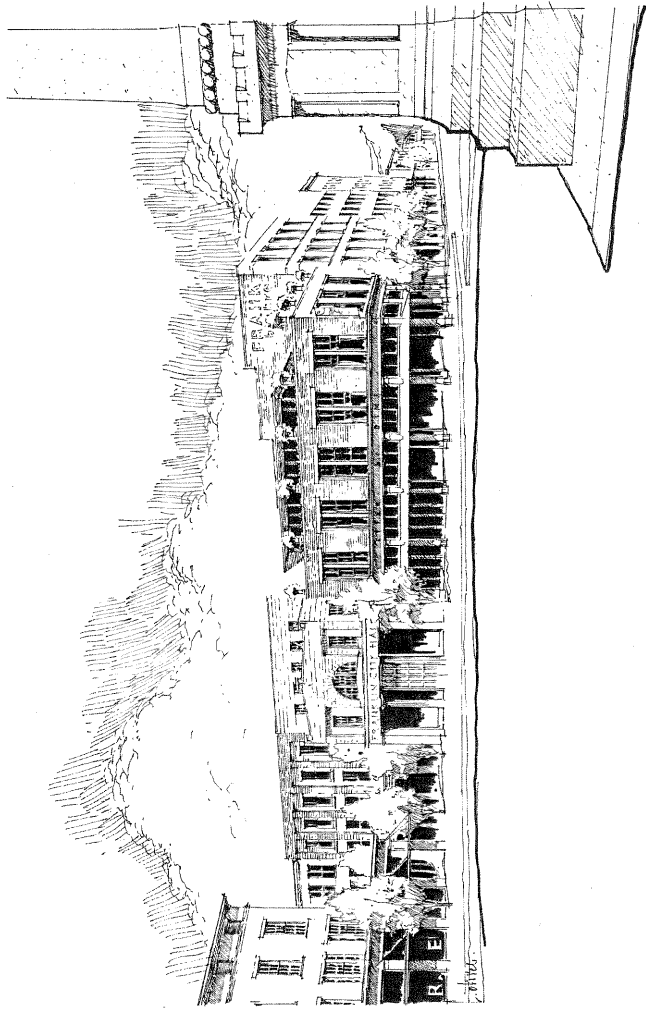


FOR Traffic Analysis Only

SHEET INDEX

- C1.0 COVER SHEET
- C1.1 TYPICAL PLANS CRESTING CONDITIONS
- C2.0 AERIAL PHOTO
- C3.0 OVERALL AREA
- LET.0 CONCEPT PLAN: LAND USE DIAGRAM
- LET.1 CONCEPT PLAN: CIRCULATION DIAGRAM
- LET.2 CONCEPT PLAN: COMMUNITY MANAGEMENT
- LET.3 CONCEPT PLAN: STORMWATER MANAGEMENT
- LET.4 CONCEPT PLAN: STORMWATER MANAGEMENT DRAINAGE AREAS (ADDENDUM 1 & 2)
- LET.5 CONCEPT PLAN: TRANSITIONAL FEATURES

AT D. HITCHCOCK



FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2154

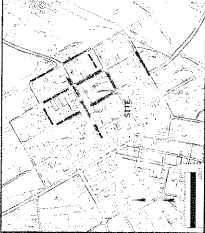
MANUEL ZETLIN ARCHITECTS
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
TEL: 615.252.2800
FAX: 615.252.8979

NOT FOR CONSTRUCTION

COVER SHEET

0.0





VICINITY MAP

EXISTING TREE CANOPY FOR PROJECT SITE
 EQUALS 5,800± sq. ft. (0.3%)

MAP 078C - GROUP F - PARCEL 3.00

OWNER:
 THE CITY OF FRANKLIN
 P.O. BOX 305
 FRANKLIN, TN 37065
 PHONE: 615.791.3218
 CONTACT: CIPRIG STUBBLEY
 E-MAIL: cipa_stubbley@franklin.gov



C2.0

FRANKLIN CITY HALL
 C.O.F. PROJ. NO. 2154
 100 EAST MAIN STREET
 FRANKLIN, TENNESSEE

MANUEL ZETLIN ARCHITECTS
 200 WEST BROAD AVENUE, SUITE 100
 FRANKLIN, TN 37065
 TEL: 615.254.8800
 FAX: 615.254.8877

SCOTT & SUTHERLAND
 1000 WEST BROAD AVENUE, SUITE 100
 FRANKLIN, TN 37065
 TEL: 615.254.8800
 FAX: 615.254.8877

NOT FOR CONSTRUCTION

AERIAL PHOTO
 SHEET TITLE
 DATE: 11-11-11
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

FRANKLIN CITY HALL
 C.O.F. PROJ. NO. 2154
 1000 AVENUE SOUTH
 FRANKLIN, TENNESSEE

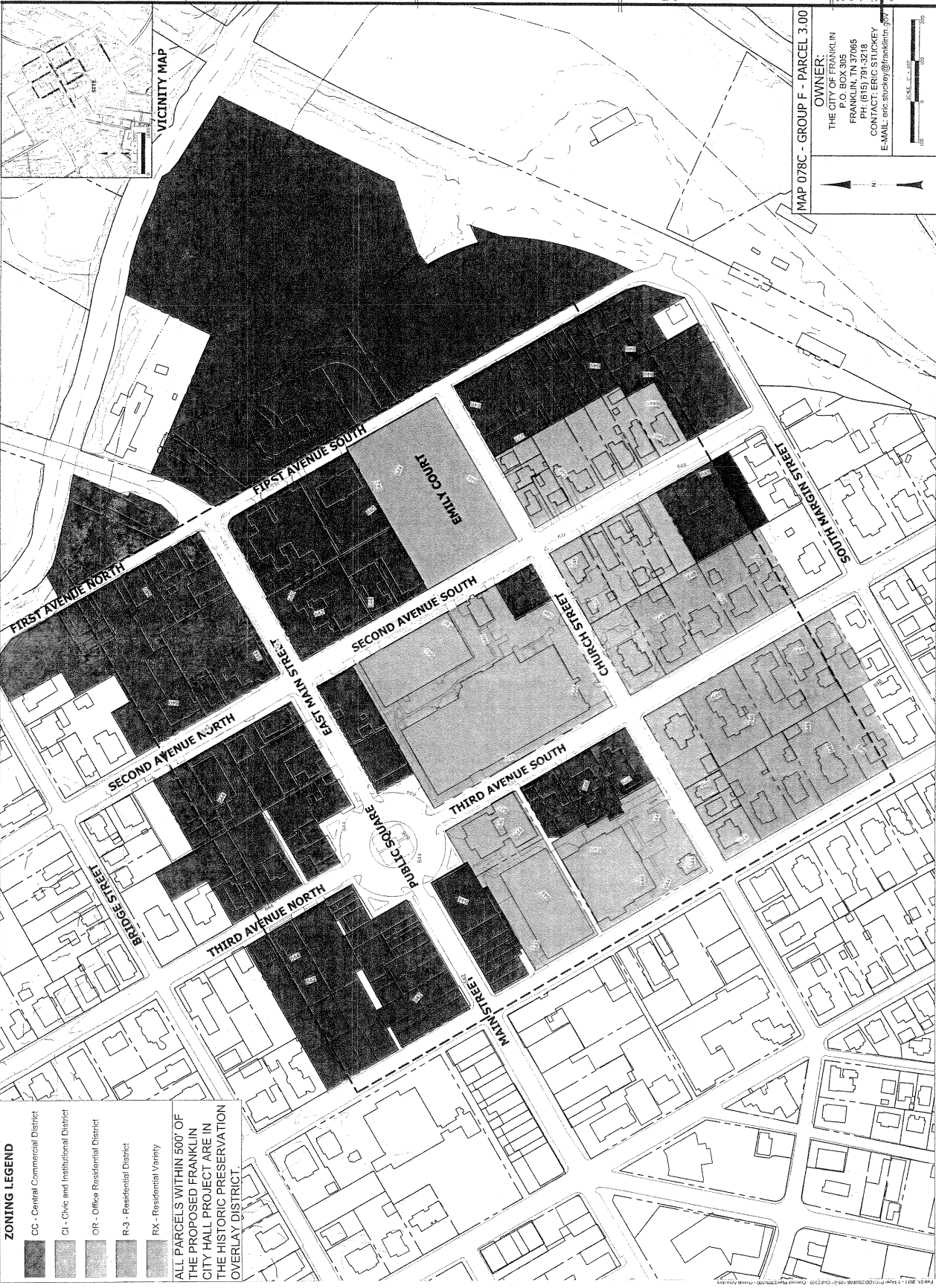
MANUEL ZETLIN ARCHITECTS
 TEL: 615.254.8929
 FAX: 615.254.8929
 1019 10TH AVE. SOUTH, SUITE 200
 FRANKLIN, TN 37069

SCOTT & STELLER DESIGN GROUP, PLLC
 1000 AVENUE SOUTH
 FRANKLIN, TN 37069

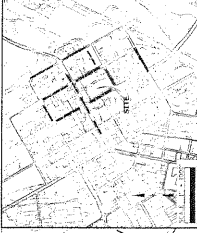
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OVERALL AREA
 SHEET NO. 2
 DATE: 02/14/2014
 PROJECT NO.: 14000000000000000000
 DRAWING NO.: 00000000000000000000
 OWNER: THE CITY OF FRANKLIN
 P.O. BOX 305
 FRANKLIN, TN 37065
 CONTACT: ERIC STRICKLEY
 PHONE: 615.254.8929
 E-MAIL: eric.strickley@franklin.gov

C3.0



VICINITY MAP



MAP 078C - GROUP F - PARCEL 3.00

OWNER:
 THE CITY OF FRANKLIN
 P.O. BOX 305
 FRANKLIN, TN 37065
 CONTACT: ERIC STRICKLEY
 PHONE: 615.254.8929
 E-MAIL: eric.strickley@franklin.gov

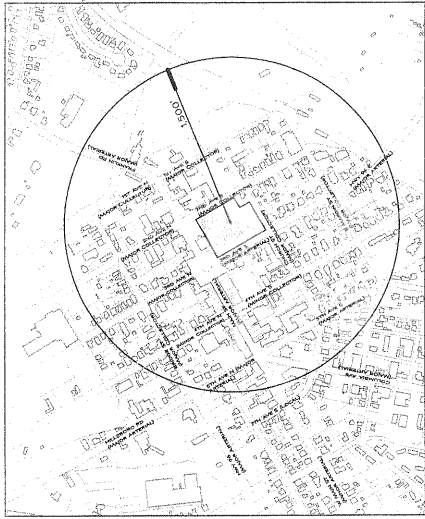


ZONING LEGEND

	CC - Central Commercial District
	CI - Civic and Institutional District
	OR - Office Residential District
	R-3 - Residential District
	RX - Residential Variety

ALL PARCELS WITHIN 500' OF THE PROPOSED FRANKLIN CITY HALL PROJECT ARE IN THE HISTORIC PRESERVATION OVERLAY DISTRICT.

14000000000000000000 00000000000000000000 00000000000000000000 00000000000000000000 14000000000000000000



CONTEXTUAL ROAD NETWORK CLASSIFICATION DIAGRAM

IMPACT STATEMENT

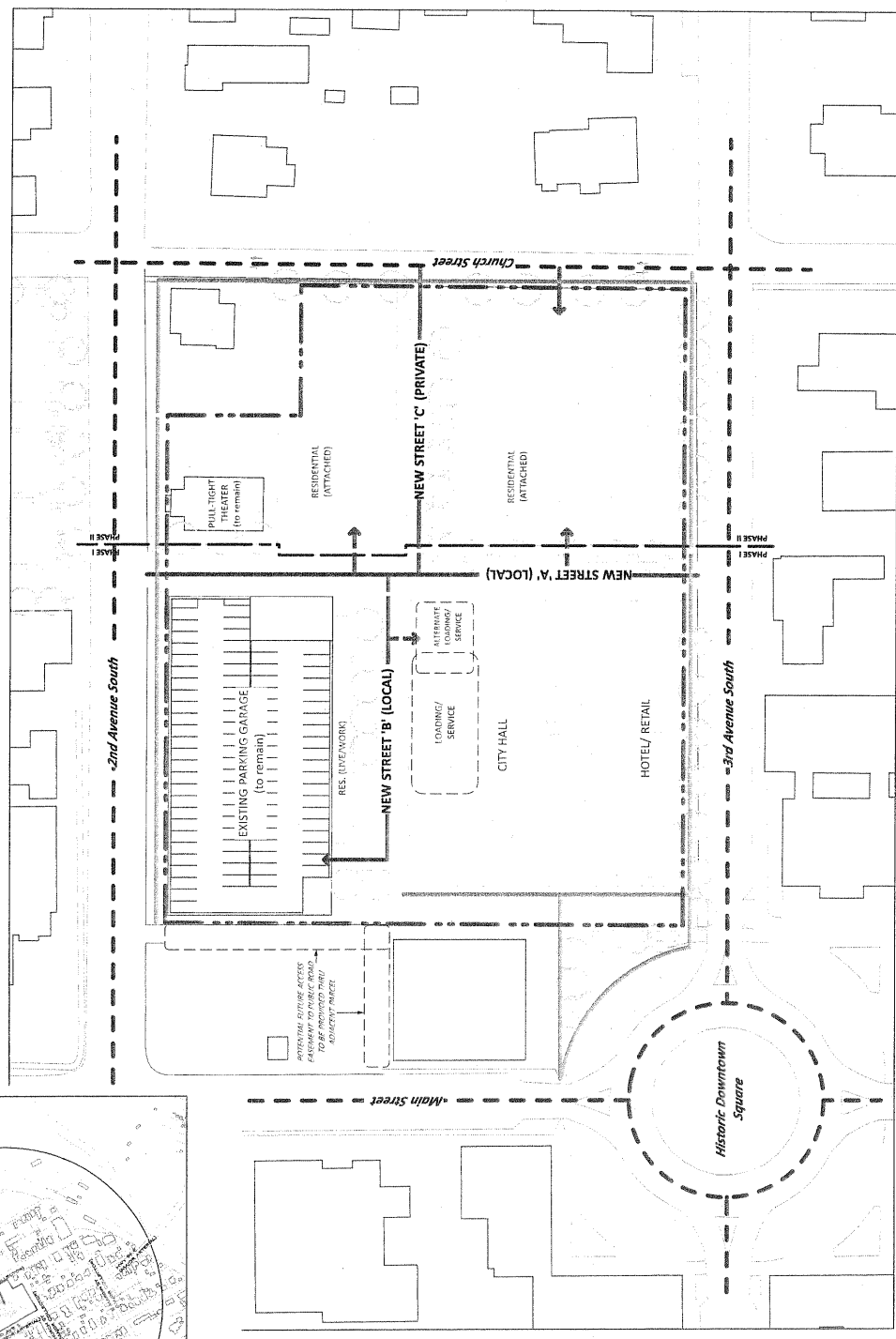
Based on the increased load on the street, the project site is expected to generate approximately 5,046 vehicle trips per day. This traffic will be distributed across the major street network that provides access to the project site in downtown Franklin. The table below indicates the percent of project-generated traffic that can be expected to utilize each of the major arterial to project-generated daily traffic is based on the average annual daily traffic (AADT) obtained from TDOT count stations. These projections are considered preliminary estimates of how many vehicles per day (vpd) the proposed development is expected to generate. These estimates are based on assumptions which would require the preparation of a traffic impact study.

TABLE 1: PROJECT IMPACT ON STREET NETWORK

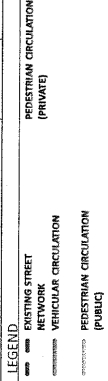
MAJOR STREET	STREET CLASSIFICATION	ROADWAY WIDTH (ft)	PERCENTAGE OF TRAFFIC	DAILY PROJECTED GENERATED TRAFFIC
Historic Downtown Square	Major Arterial	30.00	20%	1,023
Main Street	Major Arterial	30.00	20%	1,023
Church Street	Major Arterial	30.00	20%	1,023
2nd Avenue South	Major Arterial	30.00	20%	1,023
3rd Avenue South	Major Arterial	30.00	20%	1,023
4th Avenue South	Major Arterial	30.00	20%	1,023
5th Avenue South	Major Arterial	30.00	20%	1,023
6th Avenue South	Major Arterial	30.00	20%	1,023
7th Avenue South	Major Arterial	30.00	20%	1,023
8th Avenue South	Major Arterial	30.00	20%	1,023
9th Avenue South	Major Arterial	30.00	20%	1,023
10th Avenue South	Major Arterial	30.00	20%	1,023
11th Avenue South	Major Arterial	30.00	20%	1,023
12th Avenue South	Major Arterial	30.00	20%	1,023
13th Avenue South	Major Arterial	30.00	20%	1,023
14th Avenue South	Major Arterial	30.00	20%	1,023
15th Avenue South	Major Arterial	30.00	20%	1,023
16th Avenue South	Major Arterial	30.00	20%	1,023
17th Avenue South	Major Arterial	30.00	20%	1,023
18th Avenue South	Major Arterial	30.00	20%	1,023
19th Avenue South	Major Arterial	30.00	20%	1,023
20th Avenue South	Major Arterial	30.00	20%	1,023
21st Avenue South	Major Arterial	30.00	20%	1,023
22nd Avenue South	Major Arterial	30.00	20%	1,023
23rd Avenue South	Major Arterial	30.00	20%	1,023
24th Avenue South	Major Arterial	30.00	20%	1,023
25th Avenue South	Major Arterial	30.00	20%	1,023
26th Avenue South	Major Arterial	30.00	20%	1,023
27th Avenue South	Major Arterial	30.00	20%	1,023
28th Avenue South	Major Arterial	30.00	20%	1,023
29th Avenue South	Major Arterial	30.00	20%	1,023
30th Avenue South	Major Arterial	30.00	20%	1,023
31st Avenue South	Major Arterial	30.00	20%	1,023
32nd Avenue South	Major Arterial	30.00	20%	1,023
33rd Avenue South	Major Arterial	30.00	20%	1,023
34th Avenue South	Major Arterial	30.00	20%	1,023
35th Avenue South	Major Arterial	30.00	20%	1,023
36th Avenue South	Major Arterial	30.00	20%	1,023
37th Avenue South	Major Arterial	30.00	20%	1,023
38th Avenue South	Major Arterial	30.00	20%	1,023
39th Avenue South	Major Arterial	30.00	20%	1,023
40th Avenue South	Major Arterial	30.00	20%	1,023
41st Avenue South	Major Arterial	30.00	20%	1,023
42nd Avenue South	Major Arterial	30.00	20%	1,023
43rd Avenue South	Major Arterial	30.00	20%	1,023
44th Avenue South	Major Arterial	30.00	20%	1,023
45th Avenue South	Major Arterial	30.00	20%	1,023
46th Avenue South	Major Arterial	30.00	20%	1,023
47th Avenue South	Major Arterial	30.00	20%	1,023
48th Avenue South	Major Arterial	30.00	20%	1,023
49th Avenue South	Major Arterial	30.00	20%	1,023
50th Avenue South	Major Arterial	30.00	20%	1,023
51st Avenue South	Major Arterial	30.00	20%	1,023
52nd Avenue South	Major Arterial	30.00	20%	1,023
53rd Avenue South	Major Arterial	30.00	20%	1,023
54th Avenue South	Major Arterial	30.00	20%	1,023
55th Avenue South	Major Arterial	30.00	20%	1,023
56th Avenue South	Major Arterial	30.00	20%	1,023
57th Avenue South	Major Arterial	30.00	20%	1,023
58th Avenue South	Major Arterial	30.00	20%	1,023
59th Avenue South	Major Arterial	30.00	20%	1,023
60th Avenue South	Major Arterial	30.00	20%	1,023
61st Avenue South	Major Arterial	30.00	20%	1,023
62nd Avenue South	Major Arterial	30.00	20%	1,023
63rd Avenue South	Major Arterial	30.00	20%	1,023
64th Avenue South	Major Arterial	30.00	20%	1,023
65th Avenue South	Major Arterial	30.00	20%	1,023
66th Avenue South	Major Arterial	30.00	20%	1,023
67th Avenue South	Major Arterial	30.00	20%	1,023
68th Avenue South	Major Arterial	30.00	20%	1,023
69th Avenue South	Major Arterial	30.00	20%	1,023
70th Avenue South	Major Arterial	30.00	20%	1,023
71st Avenue South	Major Arterial	30.00	20%	1,023
72nd Avenue South	Major Arterial	30.00	20%	1,023
73rd Avenue South	Major Arterial	30.00	20%	1,023
74th Avenue South	Major Arterial	30.00	20%	1,023
75th Avenue South	Major Arterial	30.00	20%	1,023
76th Avenue South	Major Arterial	30.00	20%	1,023
77th Avenue South	Major Arterial	30.00	20%	1,023
78th Avenue South	Major Arterial	30.00	20%	1,023
79th Avenue South	Major Arterial	30.00	20%	1,023
80th Avenue South	Major Arterial	30.00	20%	1,023
81st Avenue South	Major Arterial	30.00	20%	1,023
82nd Avenue South	Major Arterial	30.00	20%	1,023
83rd Avenue South	Major Arterial	30.00	20%	1,023
84th Avenue South	Major Arterial	30.00	20%	1,023
85th Avenue South	Major Arterial	30.00	20%	1,023
86th Avenue South	Major Arterial	30.00	20%	1,023
87th Avenue South	Major Arterial	30.00	20%	1,023
88th Avenue South	Major Arterial	30.00	20%	1,023
89th Avenue South	Major Arterial	30.00	20%	1,023
90th Avenue South	Major Arterial	30.00	20%	1,023
91st Avenue South	Major Arterial	30.00	20%	1,023
92nd Avenue South	Major Arterial	30.00	20%	1,023
93rd Avenue South	Major Arterial	30.00	20%	1,023
94th Avenue South	Major Arterial	30.00	20%	1,023
95th Avenue South	Major Arterial	30.00	20%	1,023
96th Avenue South	Major Arterial	30.00	20%	1,023
97th Avenue South	Major Arterial	30.00	20%	1,023
98th Avenue South	Major Arterial	30.00	20%	1,023
99th Avenue South	Major Arterial	30.00	20%	1,023
100th Avenue South	Major Arterial	30.00	20%	1,023

As the project-generated traffic approaches the site, vehicles will be distributed across the major street network that provides access to the project site in downtown Franklin. The table below indicates the percent of project-generated traffic that can be expected to utilize each of the major arterial to project-generated daily traffic is based on the average annual daily traffic (AADT) obtained from TDOT count stations. These projections are considered preliminary estimates of how many vehicles per day (vpd) the proposed development is expected to generate. These estimates are based on assumptions which would require the preparation of a traffic impact study.

A Traffic Impact Study and a Parking Study for this Project will be performed and submitted to the City for their review with the Regulating Plan.



NOTES
1. Total Trip Generation Projected = 5,046 vpd



LC1.1

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2154
SHEET 7/16

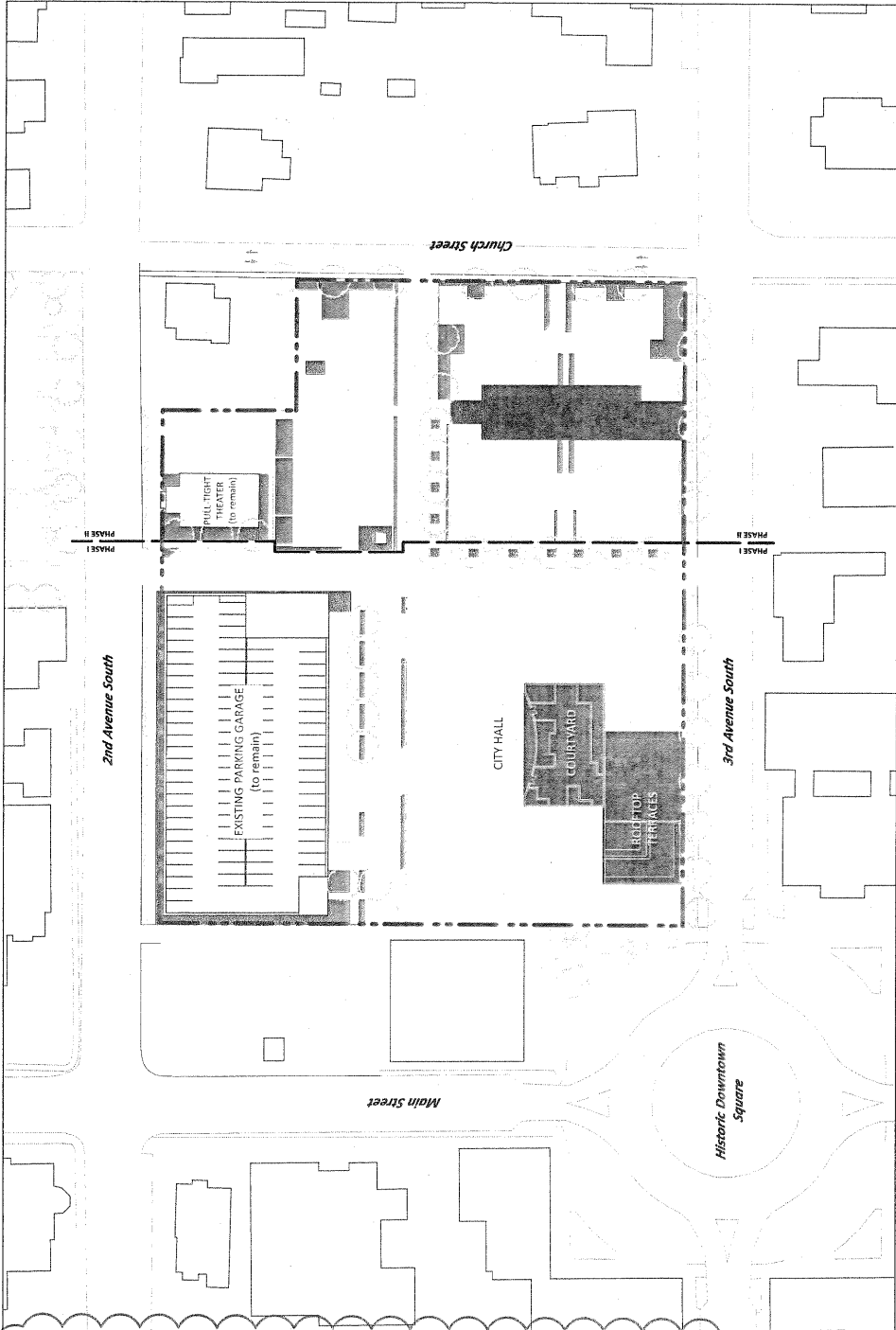
MANUEL ZETLIN ARCHITECTS
197 EAST AVE SOUTH, SUITE 210
FRANKLIN, THASSEE 39101
TEL: 415 224-8800
FAX: 415 224-8800



NOT FOR CONSTRUCTION

CONCEPT PLAN CIRCULATION

DATE CONCEPT PLAN SUBMITTED: 10/15/2008
SUBMITTER: FRANKLIN CITY HALL
PROJECT NO: 2154
SHEET NO: 7/16



- NOTES**
- REFER TO XX FOR PROPERTY BOUNDARY INFORMATION.
 - NO BUFFERS REQUIRED. PARLAND DEDICATION TBD.



Site Data Chart

Project Name: Franklin City Hall
Project #: 2154
Location: 100 3rd Avenue South, Franklin, Tennessee 37069
City: Franklin, Tennessee
County: Davidson
Map Sheet: 8th
Character: Civic Institutional
Special Area: General Franklin Area I (CECCL1)
Historic Preservation Overlay (HPO): Traditional
Map Sheet: 4.2A
Minimum Required Setback (feet): 15/10/6/4

Build Footprint: None
Side Yard: 20' 0"
Front Yard: None
Rear Yard: None

Owner: City of Franklin
Address: 100 3rd Avenue South
Phone No.: 615.791.3217
Project No.: 2154
Email Address: info@cityoffranklin.com
Contract Name: Eric Stuebel
Applicant: City of Franklin
Address: 100 3rd Avenue South
Phone No.: 615.791.3217
Email Address: eric.stuebel@franklin.com
Contact Name: Eric Stuebel

Existing Building Count: 1
Existing Building Square Footage: 152,100
Existing Building Height: 3-6
Existing Building Use: Not to Exceed 55'
Existing Building Condition: 0.30
Minimum Parking: 677
Maximum Parking Limit: 951
Parking Provision: 497*
Ratio of Parking to Building Area: 0.25
Ratio of Parking to Building Area: 0/1
Ratio of Parking to Building Area: 0.13
Ratio of Parking to Building Area: 5.541
Ratio of Parking to Building Area: 0.13
Ratio of Parking to Building Area: 5.541

Item	Value
Estimated Permitted Area (Total)	20,205
Estimated Permitted Area (Total)	20,205
Estimated Permitted Area (Total)	20,205

* PER PARLAND STUDY TO BE PROVIDED WITH REGULATING PLAN DOCUMENTS

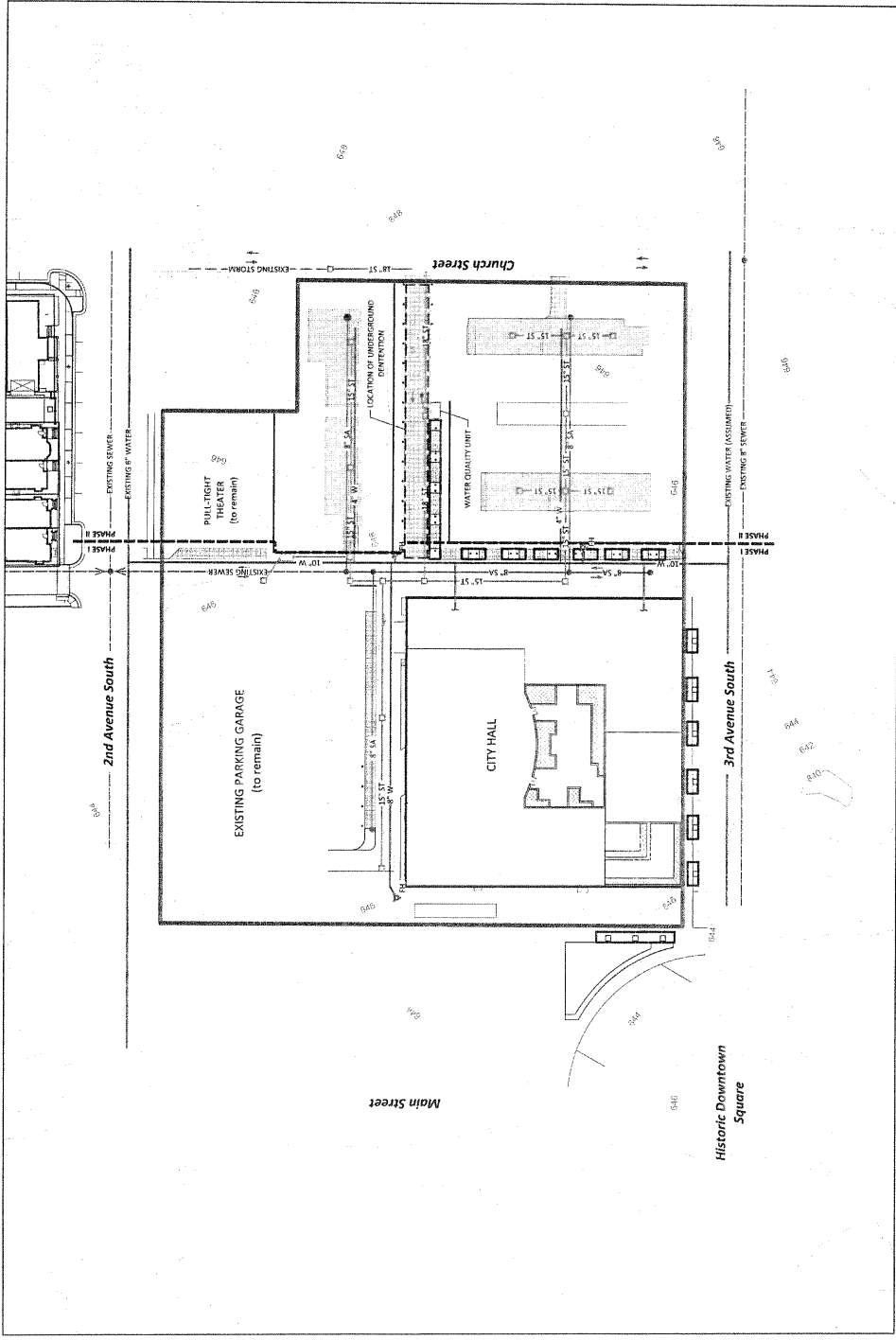
PERIOD	Area Proposed (sq. ft.)
2015-2020	48,079
2020-2025	26,776
2025-2030	21,320
Estimated Permeable Area, Rural	20,200

* Estimated Permeable Area, Rural
 documentation to be provided with
 final plan documents

DESCRIPTION

The stormwater runoff from the existing town hall building and parking lot currently drain to an existing subsurface stormwater collection system between City Hall and the parking deck. This collection system then is routed thru the police parking lot toward Church Street. The existing pervious area on this 4.24 ac property is approximately 20,200 sf. The proposed pervious area on the 4.24 ac property is approximately 48,079 sf. We understand that the city has a policy in the older developed sections of the city, that stormwater detention is required and that the "holding" area is assumed to have 25% pervious area. Based on this information, detention will be required. This project plans to provide detention in a combination of cisterns, void space in stone base of pervious pavers, and below grade vaults/pipes.

The proposed Franklin City Hall project plans to utilize a number of low impact design techniques to significantly improve the quality of the stormwater runoff from the site. Portions of the new buildings will have green roofs (semi-intensive and extensive). Pervious concrete pavement and pervious concrete pavers are planned for large portions of the private walls, private drives, and parking areas. Bioretention areas will be implemented as part of the residential development. While it is the intent of the developer to utilize non-structural water quality measures as much as possible to treat the stormwater runoff, the use of proprietary stormwater quality treatment to supplement this treatment may be necessary on this project. More detail of the stormwater quality and quantity design will be provided with the regulating plan.



- NOTES**
- REFER TO C.I.D. - EXISTING CONDITIONS FOR PROPERTY BOUNDARY INFORMATION.
 - CONNECTIONS TO EXISTING UTILITY INFRASTRUCTURE LOCATIONS TO BE PROVIDED WITH REGULATING PLAN DOCUMENTS.

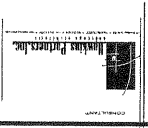
- LEGEND**
- PERVIOUS CONCRETE PAVERS
 - PERVIOUS CONCRETE PAVEMENT
 - BIORETENTION AREA
 - GREEN ROOF PLANTING - SEMI-INTENSIVE
 - GREEN ROOF PLANTING - EXTENSIVE



LC1.3

CONCEPT PLAN
 STORAGE WATER
 MANAGEMENT
 PROJECT NO. 15-043

NOT FOR CONSTRUCTION



MANUEL ZENTLIN ARCHITECTS
 TEL: 415 224-2800
 FAX: 415 224-8829
 1001 15TH AND SOUTH MAINVILLE, TN 37075

FRANKLIN CITY HALL
 C.O.F. PROJ. NO. 2154
 100 2ND AVENUE SOUTH
 FRANKLIN, TENNESSEE

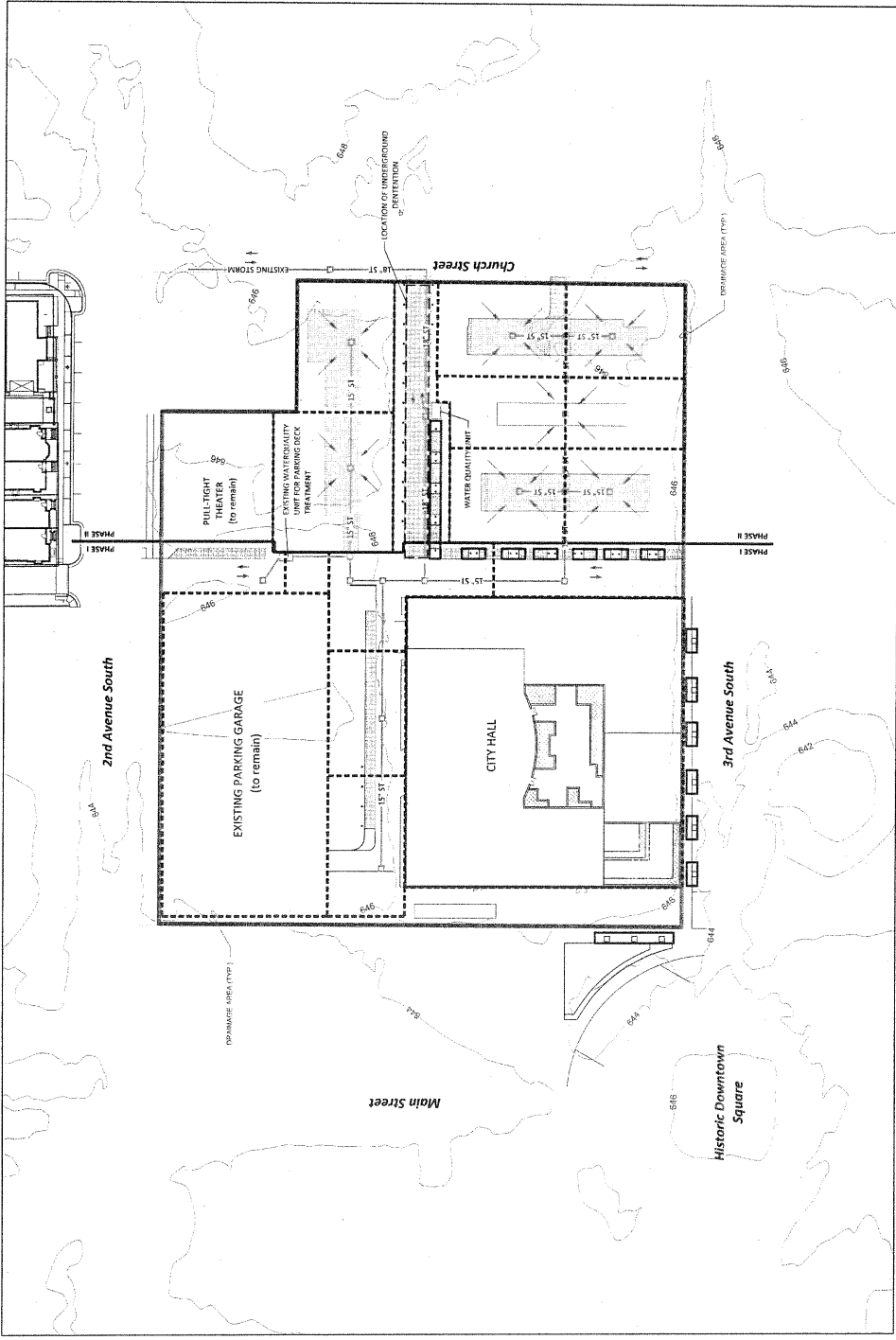
Phase I Permitted Area Proposed	48,071*
Phase II Permitted Area Proposed	26,770
Phase I & II Permitted Area Proposed	74,841
Phase I Permitted Area Proposed	21,300
Phase II Permitted Area Proposed	20,200
Phase I & II Permitted Area Proposed	41,500

* Estimated Permitted Area. Final documentation to be provided with signifying final documents.

DESCRIPTION

The stormwater runoff from the existing town hall building and parking lot currently drain to an existing subsurface stormwater collection system between City Hall and the parking deck. This collection system then is routed thru the police parking lot toward Church Street. The existing pervious area on this 4.24 ac property is approximately 20,200 sf. The proposed pervious area on the 4.24 ac property is approximately 48,071 sf. We understand that the city has a policy in the older developed sections of the city, that stormwater detention is required and that the "hosting" site is assumed to have 50% pervious area. Based on this information, detention will be required. This project plans to provide detention in a combination of cisterns, void space in some base of pervious pavers, and below grade vaulted pipes.

The proposed Franklin City Hall project plans to utilize a number of low impact design techniques to significantly improve the quality of the stormwater runoff from the site. Portions of the new building will have green roof (semi intensive and extensive). Pervious concrete pavement and pervious concrete pavers are planned for large portions of the private walks, private drives, and parking areas. Bioretention areas will be implemented as part of the residential development. While it is the intent of the developer to utilize non-structural water quality measures as much as possible to treat the stormwater runoff, the use of proprietary stormwater quality treatment devices may be necessary on this project. More detail of the stormwater quality and quantity design will be provided with the regulating plan.



- NOTES**
- REFER TO C.I.A. - EXISTING CONDITIONS FOR PROPERTY BOUNDARY INFORMATION.
 - CONNECTIONS TO EXISTING UTILITY INFRASTRUCTURE LOCATIONS TBD.

- LEGEND**
- PREVIOUS CONCRETE PAVERS
 - PREVIOUS CONCRETE PAVEMENT
 - BIORETENTION AREA
 - GREEN ROOF PLANTING - SEMI-INTENSIVE
 - GREEN ROOF PLANTING - EXTENSIVE
 - DRAINAGE AREA



LC13A

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2154

409 2ND AVE SOUTH
FRANKLIN, TENNESSEE

MANUEL ZETLIN ARCHITECTS
TEL. 615 252-8800
P.O. BOX 200-800

SCULL SITE DESIGN GROUP, LLC
1005 5TH AVENUE SOUTH, SUITE 100
FRANKLIN, TN 37069

Franklin Parkworks, LLC
1005 5TH AVENUE SOUTH, SUITE 100
FRANKLIN, TN 37069

NOT FOR CONSTRUCTION

CONCEPT PLAN
STORMWATER MANAGEMENT
DRAINAGE AREAS

DATE: 08/14/2014
SUBMITTAL: 08/14/2014
PROJECT: FRANKLIN CITY HALL, PHASE I, 2014

SHEET NO.



NOT FOR CONSTRUCTION

CONCEPT PLAN TRANSITIONAL FEATURES

DATE: DEC. 15, 2009
PROJECT: FRANKLIN CITY HALL, PHASE 3, 2009
SHEET NO. LC1.4



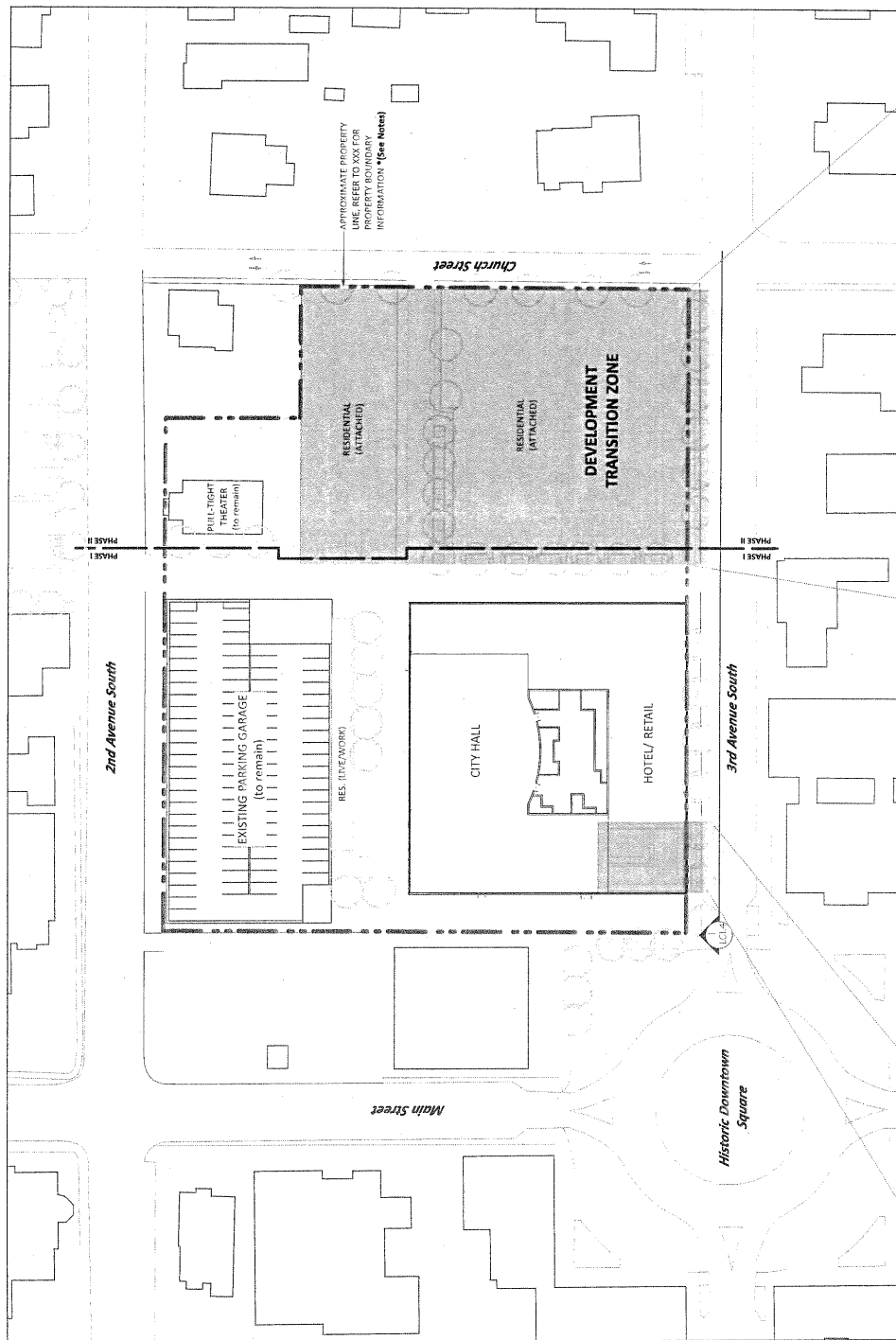
TRANSITIONAL FEATURES

The design of the new development will provide the following required transitional features where residential is adjacent to detached residential:

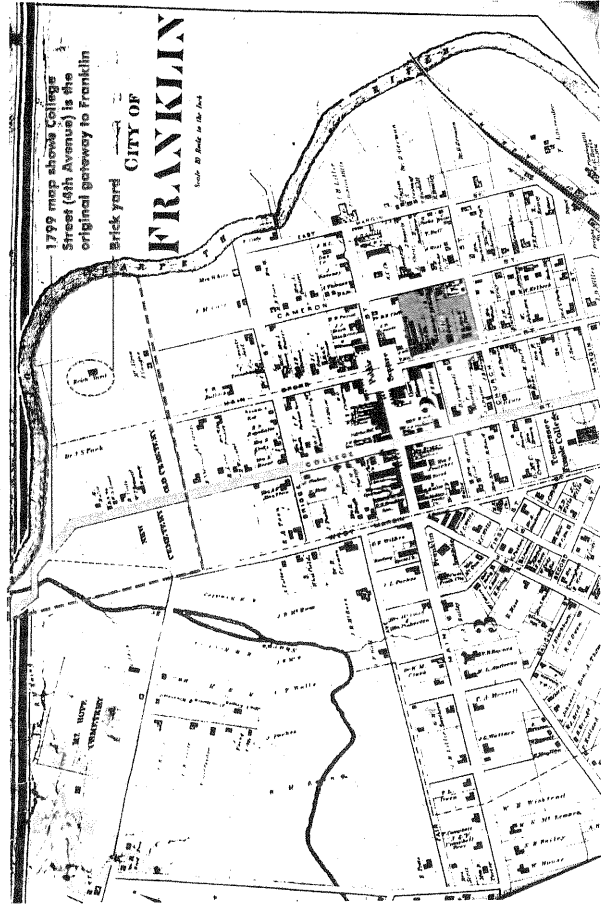
1. Specific width and height between facades of structures on opposite sides of 3rd Avenue and Church Street shall be maintained. The building facade shall be set back from Church Street such that the facade exceeds the other's dimensions by more than 25%. (S.3.4.13b)
2. The building height and mass steps down from the 4 story hotel facade to 2 story residential facades. The building height shall be limited to have a compatible scale with the existing historical facades along 3rd Ave. (S.3.4.13c)
3. Items S.3.4.13 d - f) will also be incorporated in the design. Item (S.3.4.13a) does not apply since the building height is consistent with the existing facade. Item (S.3.4.13b) does not apply since the new residences adjacent to the Village Real Estate building would not be required to align with its setback, since it was moved to the site and is not in an historically original location?

The design also provides a transition from the two to three story scale of the historical buildings along the public square and Main Street to the four story scale of the hotel as the building steps back from the public square as shown on the attached elevation.

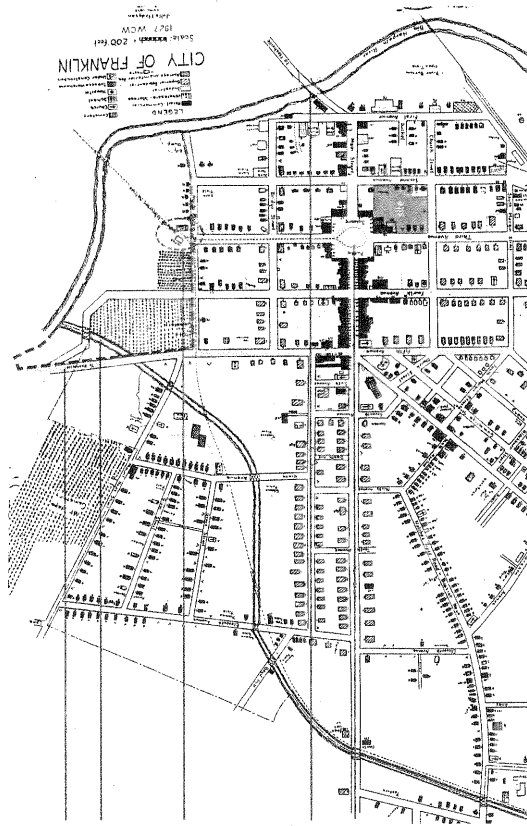
NOTE:
Project site located in the Historic Preservation Overlay.



1 ELEVATION: 3RD AVENUE FACADE



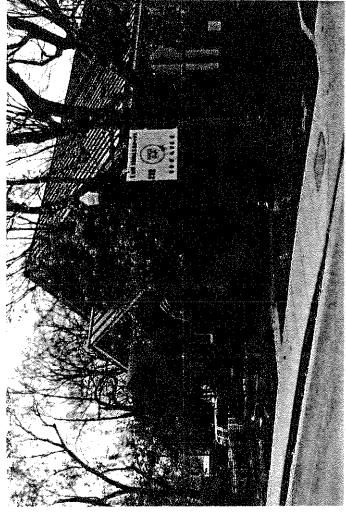
3 CONTEXT: 1799 HISTORIC PLAN



2 CONTEXT: 1927 HISTORIC PLAN

NOTE:
Project site located in the Historic Preservation Overlay.

Historic Context
Numerous historic structures exist within 500' of the proposed City Hall development. Refer to the Historic Snobon maps this sheet for approximate locations of adjacent historic structures.



Existing Structure

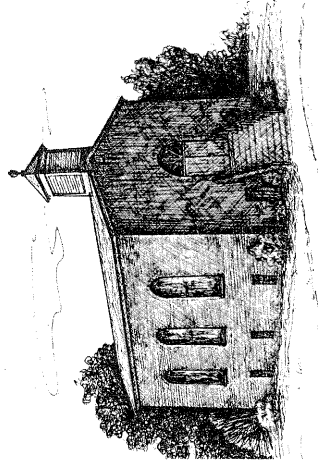


Image courtesy Rick Hornsby

BUILDING INFORMATION (Approximate):
2,297 sf
140 x 75'

PULL-TIGHT THEATER - HISTORIC DESCRIPTION

Why Memorial Chapel Methodist US was built by Northern Methodists in 1857 for the Freedmen of Franklin in competition with the Southern Methodists. It was the Northern Methodists who were active with the Freedmen's Bureau in establishing schools and churches in Tennessee after the Civil War. The Northern Methodists established 1 building in Franklin in 1855 and the town of Franklin. Why Memorial was once a two-story building with bell tower and eventually closed in 1945. The building was sold at auction and sold to C.B. Hill for \$4,500. It served as Frank's Grocery for many years, then in the 1970s became Maple Fox Restaurant, then an antique mall, and then the City bought the property. It has served as Pull-Tight Playhouse ever since.

1 EXISTING HISTORIC STRUCTURE: PULL-TIGHT THEATER

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2154

MANUEL ZETLIN ARCHITECTS
TEL: 615 262-8800
FAX: 615 262-8800
307 1ST AVE SOUTH
FRANKLIN, TENNESSEE

NOT FOR CONSTRUCTION

HISTORIC

DATE: 10/15/2010
PROJECT NO: 10-083

A1.0