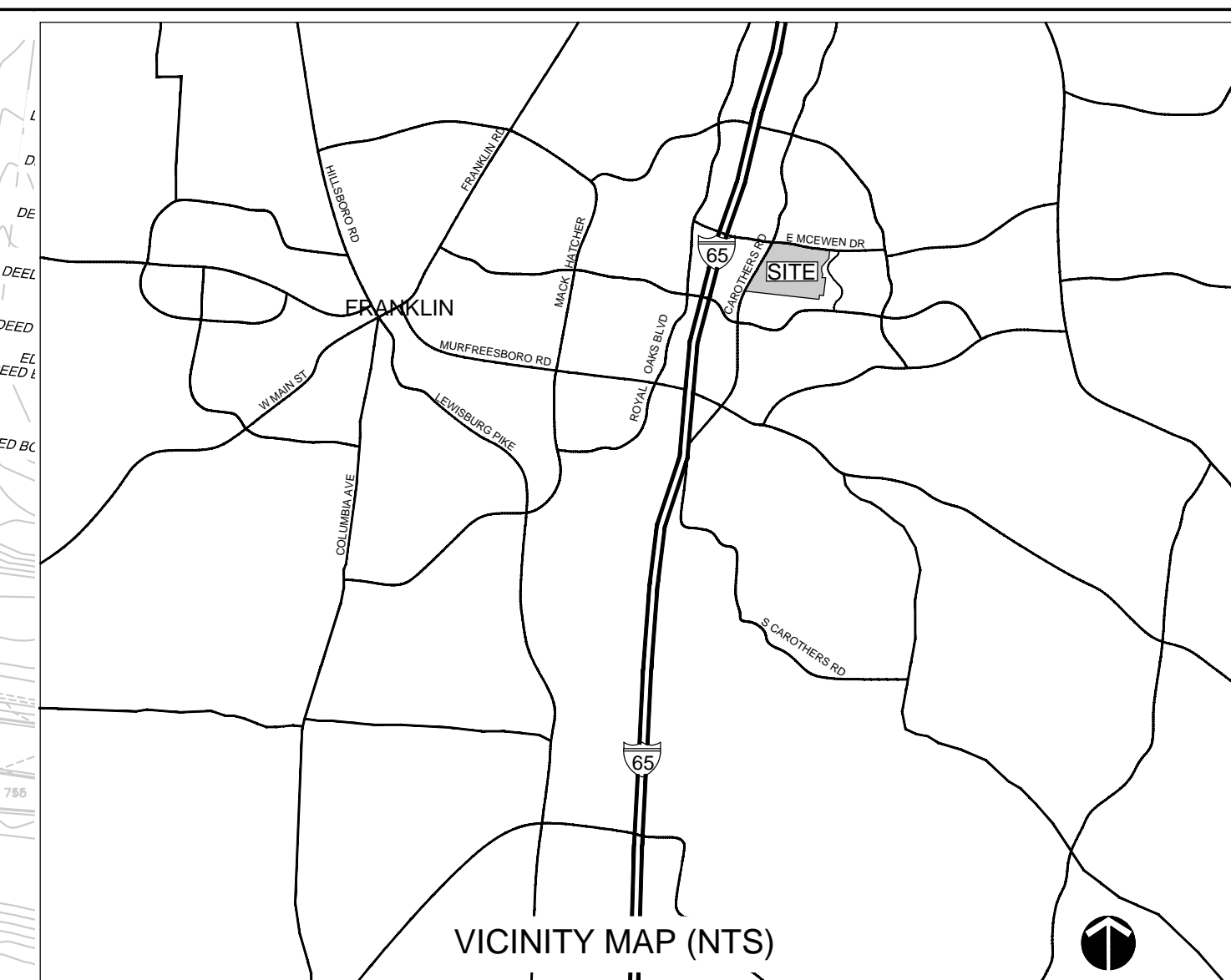


**OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN**  
 HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN  
 DEVELOPMENT PLAN ENLARGEMENT



**SITE DATA**  
 PROJECT NAME: OVATION  
 PROJECT NUMBER: 4543  
 SUBDIVISION: OVATION  
 MAP PARCELS NUMBER: 15.04 and 14.05  
 ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA  
 CITY: FRANKLIN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 DISTRICT: 3  
 EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL & MECO-4  
 PROPOSED ZONING: SD-X  
 OVERLAYS: TWO (4) FT ON PORTIONS OF SITE  
 APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL  
 SITE AREA: +/- 165.48 AC  
 SITE SQUARE FOOTAGE: +/- 6,237,109 SF  
 PUB SITE ACREAGE: +/- 77.2 AC  
 PUB SITE SQUARE FOOTAGE: +/- 3,380,161 SF  
 MINIMUM PERIMETER REQUIRED SETBACK LINES  
 YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' PROPOSED R.O.W.)  
 SIDE YARD: 15 FEET  
 REAR YARD: 25 FEET

**SITE DEVELOPMENT INTERNAL SETBACKS**

Standard	Randomly Detached (Street Loaded)	Randomly Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front yard and side street setback	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side yard setback	5 feet	5 feet	0 feet	0 feet	0 feet
Rear yard setback	5 feet	5 feet	5 feet	0 feet	0 feet

BUILDING SQUARE FOOTAGE: +/- 2,382,100 SF  
 BUILDING HEIGHT: 1-12 STORES  
 LANDSCAPE SURFACE RATIO: 0.48  
 MIN. LANDSCAPE SURFACE RATIO: 0.20  
 MIN. PARKING REQUIREMENT: RESIDENTIAL = 1.991 SPACES (413-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)  
 MIN. PARKING REQUIREMENT: MIXED-USE = 2.075 SPACES  
 MAX. PARKING LIMIT: 8608 SPACES  
 PARKING PROVIDED: 8608 SPACES  
 PARKING PROVIDED: 8608 SPACES  
 PARKING PROVIDED: 8608 SPACES  
 MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,923 SPACES.  
 RESIDENTIAL DENSITY: GROSS = 12.24 NET = 16.49 (SEE CHART BELOW FOR BREAKDOWN)  
 PROPOSED LAND USE: MIXED USE  
 TREE CANOPY: 41.3%  
 PARKLAND DEDICATION REQUIREMENT: 13.57 AC  
 PARKLAND DEDICATION: REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION\*\*  
 OPEN SPACE: 2.4 AC REQUIRED/ 2.4 AC PROVIDED  
 INCOMPATIBLE USE BUFFER: NA

**MODIFICATION OF STANDARDS**  
 \* 1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR A REDUCTION OF RESIDENTIAL PARKING REQUIREMENTS. SEE PARKING REPORT PREPARED BY WALKER PARKING CONSULTANTS DATED MAY 1, 2014.  
 \*\* 2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TREES CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF PURE LAND DEDICATION OR FEES IN LIEU OF (SEE SHEET L-4).  
 3. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RETAINING WALLS TO COMPLY WITH NON-RESIDENTIAL MIXED USE STANDARDS FOR IS A MAXIMUM HEIGHT OF 10 FEET.  
 4. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR SIGNAGE.  
 A. To allow an increase of free standing and development signs to a maximum height of 20 feet measured from the centerline of the adjacent street.  
 B. To allow an increase of free standing and development sign face heights to a maximum height of 12 feet.  
 C. To allow 2 signs per entrance on internal development streets to individual development sections.  
 D. To allow a free standing development sign at the open space park at the intersection of McEwen and Carothers Parkway. Height determination of this sign relative to adjacent streets shall be coordinated at site plan submission.  
 E. Hanging sign requirements shall also include the use of Blade Signs perpendicular to the building storefront.  
 F. Attached Storefront Signs shall be a maximum sign area of two square feet per linear foot of building sign.  
 \* To allow the above modification of standards to sign monuments located at the intersection of Ovation Parkway and McEwen Drive within the General Commercial District.  
 5. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200. PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

**GENERAL NOTES**  
 1. There are no historical structures on this site as identified by The National Register of Historic Places.  
 2. Based on RMP Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.  
 3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P.3.0).  
 4. This development will result in an increase of 950 residential units. Based on an average of 0.23 school age students per multi-family household, this will increase the current student school population by a total of +/- 53 students within the following schools:  
 Kenosha Elementary School = 4.8 miles away  
 Woodland Middle School = 5.1 miles away  
 Centennial High School = 1.4 miles away  
 5. All public improvements to be located in an easement.  
 6. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.  
 7. The site will require the use of on-site water quality practices to treat stormwater from the site.  
 8. (ML) = LOCAL MIXED-USE ADJACENT LAND USE DISTRICT  
 (RX) = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT  
 (GO) = GENERAL OFFICE ADJACENT LAND USE DISTRICT  
 (RS) = RESIDENTIAL ADJACENT LAND USE DISTRICT  
 9. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.  
 10. Rainure collection from residential units will be private.  
 11. Existing Franklin Transit Authority TMA Eastbound route stops at Malory Lane and McEwen Drive.  
 12. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Electric commencement is August of 2014.  
 13. Site lighting to be Sixelux model D5C4-L2-403776-R5-430-20, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and to be pedestrian scale and illuminated with cut-off fixtures.  
 14. Nearest Facilities:  
 FIRE = Franklin Fire Department Station 2, 2.9 miles away  
 POLICE = Franklin Police Department, 4.6 miles away  
 RECREATIONAL = Liberty Park, 100 feet away  
 15. Per the Land Use Plan Area MECO-4, Attached residential dwellings uses are appropriate in the southeast corner of MECO-4. High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.  
 16. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-65, and to the north.  
 17. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Parkway, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.  
 18. Connectivity Index: Score was approved on Preliminary Plan.  
 19. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and connections to Liberty Park shall provide alternative means of transportation.  
 20. Malory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.  
 21. All streets to be private except for Knoll Top Lane.  
 22. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.  
 23. All commercial, multi-family and single family residential shall have its sprinkler systems.  
 24. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.  
 25. Stormwater Quality and Quantity practices will be implemented on site.  
 26. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.



**SITE TABULATION MATRIX**  
 SECTION A (51,464.75 SF = 1.13 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant (3,700)	4,100	0	0	0
2	1 Level Restaurant	7,000	0	0	0
3	1 Level Restaurant	7,000	0	0	0
4	1 Level Retail	18,000	0	0	0
5	1 Level Restaurant	7,000	0	0	0
6	1 Level Retail (2,000) / 3 Levels Fitness & Wellness Above (11,200)	59,000	0	0	0
7	1 Level Retail	10,800	0	0	0
8	1 Level Retail (28,000) / 2 Level Theater Above (40,000) (including the height of 4 story building)	71,800	0	0	0
9	1 Level Retail (17,200) / 1 Level Music Venue (12,500) / 1 Level Office Above	29,700	30,000	0	0
10	1 Level Bank	3,800	0	0	0
Sub-Total		217,400	30,000	0	0

SECTION C (236,553.48 SF = 12.1 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Grocery	48,000	0	0	0
2	1 Level Retail (8,200) / Restaurant (8,000)	14,100	0	0	0
3	1 Level Retail / 3 Level Residential Above	56,000	0	105	0
4	1 Level Retail	11,000	0	0	0
5	1 Level Retail	13,000	0	0	0
Sub-Total		131,100	0	105	0

SECTION D (197,844.46 SF = 2.3 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 8-12 Level Hotel Above	11,700	0	0	100
Sub-Total		11,700	0	0	100

SECTION E (21,148.32 SF = 1.4 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 4 Level Multi-Family Above	84,800	0	275	0
Sub-Total		84,800	0	275	0

SECTION F (64,189.34 SF = 1.47 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Flex over Podium Parking	0	0	60	0
Sub-Total		0	0	60	0

SECTION G (193,273.31 SF = 1.47 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Multi-Family Plus	0	0	21	0
2	3 Level Multi-Family (2 Level Towns over Flat)	0	0	4	0
3	3 Level Multi-Family (Flat under 2 Level Towns)	0	0	4	0
3	3 Level Multi-Family (2 Level Towns over Flat)	0	0	12	0
3	3 Level Multi-Family (Flat under 2 Level Towns)	0	0	12	0
Sub-Total		0	0	53	0

SECTION H (574,233.41 SF = 12.26 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	23 Level "Tree House"	0	0	25	0
Sub-Total		0	0	25	0

**MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE**  
 Developable Acreage = Total P.U.D. Site Area - Utility Overlay - 20% Slopes - Stream Buffer = 54.7 AC  
 25% Developable Acreage Reserved for Formal Open Space = 13.4 AC  
 Minimum Open Space Required: 93.0 AC / Informal Open Space Provided = NA

KEY	CLASS	TYPE	AREA OF OPEN SPACE (H:1)	MAX. PAVED AREA (80%)
Area F-1	Formal	Entrance Park	33,772.80	28,298.24
Area F-2	Formal	Bld. Median	1,045.61	836.69
Area F-3	Formal	Bld. Median	1,290.65	1,024.52
Area F-4	Formal	Plaza	3,277.58	2,622.67
Area F-5	Formal	Village Park	1,762.33	1,498.58
Area F-6	Formal	Village Park	1,251.08	1,009.67
Total Formal O/S Provided			12,164.95	(2.8 acres or 5%)

**RESIDENTIAL PROJECT DENSITY**

SECTION	SQ. FT.	AC	DU	DENSITY
A	521,464.8	11.9	Retail Only	0.0
B	517,999.7	1.2	Retail Only	0.0
C	526,553.3	12.1	105	8.7
D	107,944.5	2.5	Retail Only	0.0
E	321,148.3	7.4	275	37.2
F	625,521.6	14.46	395	27.3
G	210,273.31	4.87	53	11.3
H	64,189.34	1.47	60	40.8
I	534,233.41	12.26	13	1.1
J	415,748.18	9.54	45	4.7
Project Gross Density		77.7	950	12.33
Project Net Density		57.6	950	16.49

