

# 231 Public Square

## PUD Development Plan

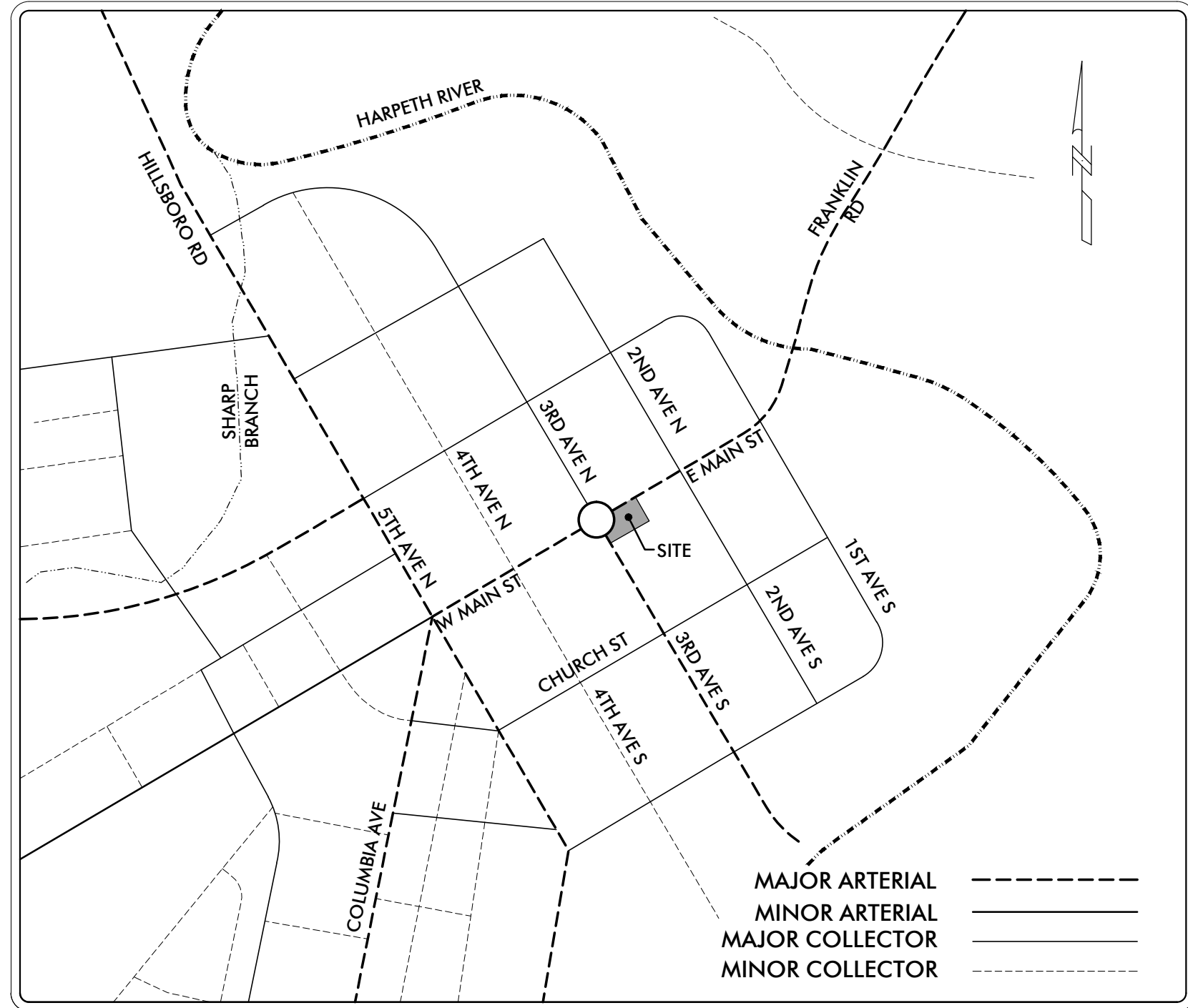
231 Public Square  
Being Parcel 1 on Tax Map 78C, Group F  
Franklin, Williamson County, Tennessee

TOTAL AREA = 0.32 ACRES  
= 13,982 S.F.

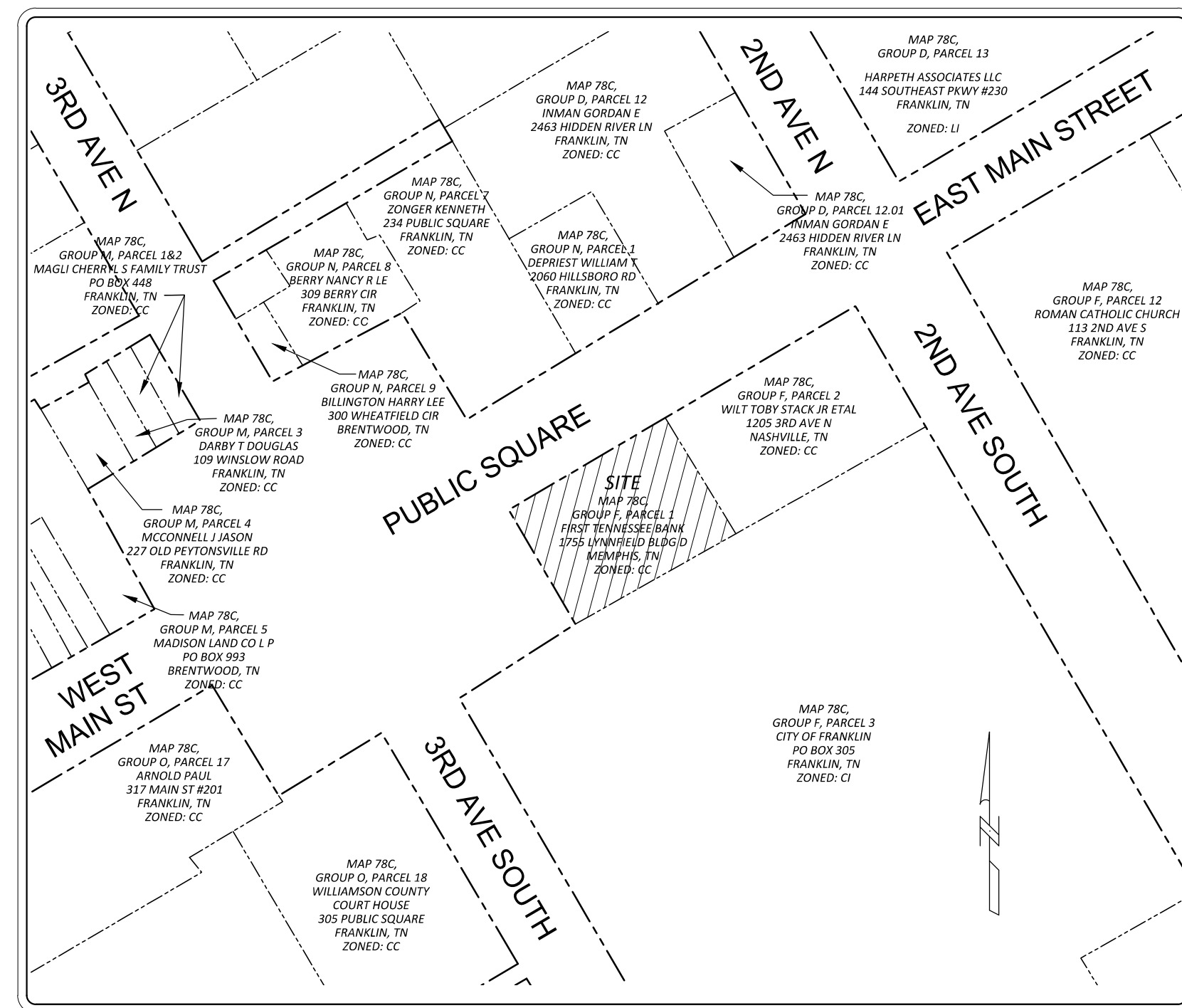
Date: July 2, 2015

## Sheet Schedule

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions Plan
- C3.0 Development Plan



LOCATION MAP  
N.T.S.



VICINITY MAP  
SCALE: 1" = 100'

### Electric Service

Middle Tennessee Electric  
Membership Corporation  
2156 Edward Curd Lane  
Franklin, Tennessee 37067  
615.794.1102

### Gas Service

Piedmont Natural Gas  
www.piedmontng.com

### Water Service

City of Franklin Water and Sewer  
124 Lumber Dr.  
Franklin, Tennessee 37064  
615.794.4554

### Sewer Service

City of Franklin Water and Sewer  
124 Lumber Dr.  
Franklin, Tennessee 37064  
615.794.4554

### Utility Location

Tennessee One-Call  
800.351.1111

### Property Information

231 Public Square  
Franklin, TN 37067  
Tax Map 78C Group F, Parcel 1  
Zoned: CC

### Owner

First Tennessee Bank National Association  
1755 Lynnfield Bldg D  
Memphis, TN 38119

### Developer

Bernie Butler  
D9 Development, LLC  
131 Third Avenue North  
Franklin, TN 37064  
615.419.6933

### Civil Engineer

Dale & Associates (Adam Seger, PE)  
516 Heather Place  
Nashville, Tennessee 37204  
615.297.5166

### Survey Provided by

HFR DESIGN  
214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8500

### Architect

Studio 8 Design  
714 Eighth Avenue South  
Nashville, TN 37203  
615.250.8150

### Landscape Architect

Design Studio  
908 High Point Ridge  
Franklin, TN 37069  
615.218.8118

## Site Data

PROJECT NAME:	231 Public Square
CITY OF FRANKLIN PROJECT #	5927
SUBDIVISION:	Original Plan of the Town of Franklin
LOT NUMBER:	81 and a portion of 69
ADDRESS:	231 Public Square
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	Central Commercial / CFCO 1
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	13,982 S.F. / 0.32 AC

MINIMUM REQUIRED SETBACK LINES:	
BUILD TO LINE:	Back of Sidewalk / 8' Min
SIDE YARD:	None
REAR YARD:	5' Min / 10' Between Structures
DEVELOPER:	D9 Development, LLC
ADDRESS:	131 Third Avenue North Franklin, TN 37064
PHONE NUMBER:	615.419.6933
FAX NUMBER:	
EMAIL ADDRESS:	berniebutler@d9development.com
CONTACT NAME:	Bernie Butler
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 104
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Adam@dalcandassociates.net
CONTACT NAME:	Adam Seger, PE
BUILDING FOOTPRINT:	Existing - 9,486 SF Proposed - 11,624 SF
BUILDING SQUARE FOOTAGE:	Existing - 32,340 SF Proposed - 46,971 SF
BUILDING HEIGHT:	4 Stories Proposed
*PARKING REQUIREMENTS:	Required Parking for Existing Building: 247 Required Parking for Proposed Building: 236 Required Parking for Proposed Building per Occupancy Rate and Shared Parking Adjustments: 156
*NOTE: See Parking Analysis Document submitted to IDT for further information.	
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site

## Proposed Modification of Standards

### 1 Stand-Alone Drive-Through

#### Current Requirement:

- City of Franklin Zoning Ordinance Sec 4.1.6(1)(a) & 4.1.6(13)(a)
- Applicant proposes that an automated teller machine kiosk and drive thru structures be detached even though they are not located internal to the block.

## Site Description

The 231 Public Square site is located within the Central Commercial zoning district and within the CFCO-1 character area and HPO overlay areas. The 231 Public Square development scope includes renovations to the existing First Tennessee Bank building currently located on the property, and an addition to the front of the building (facing the square) in order to repair the geometry of the square broken by the current 20'-0" setback of the existing building. We are planning to reuse the structure of the existing building and add an entirely new skin that is more in keeping with the fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CFCO-1 character area design standards, and the HPO overlay design guidelines. The future use includes a branch bank and fine-dining restaurant at ground level, office space on the 2nd & 3rd floors, and an outdoor restaurant on the existing roof (4th story of the building). The parapet height of the existing building is 48'-5". The design of the new building envelope proposes to lower that parapet line to 44'-0" at the perimeter of the building, serving as the guardrail for the rooftop restaurant. Stairs and elevators providing access to all floors and the rooftop are located at corners, internal to the block and away from the street edge, to minimize the impact of the height at street level. The rooftop restaurant will have a covered area that is set back approximately 20' from the building edge to be less visible from the street.

Drawing Date:  
July 2, 2015

Revisions:  
Pre-App Comments:  
8/7/2015  
DRT Comments:  
9/3/2015

## 231 Public Square

Being Parcel 1 on Tax Map 78C, Group F  
231 Public Square  
Franklin, Williamson County, Tennessee



PERMITS:



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #15154  
231 Public Square

# C1.0

Sheet 1 of 3

## Notes & Project Standards



**Electric Service**  
Middle Tennessee Electric  
Membership Corporation  
2156 Edward Curd Lane  
Franklin, Tennessee 37067  
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**Gas Service**  
Piedmont Natural Gas  
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Franklin, TN 37067  
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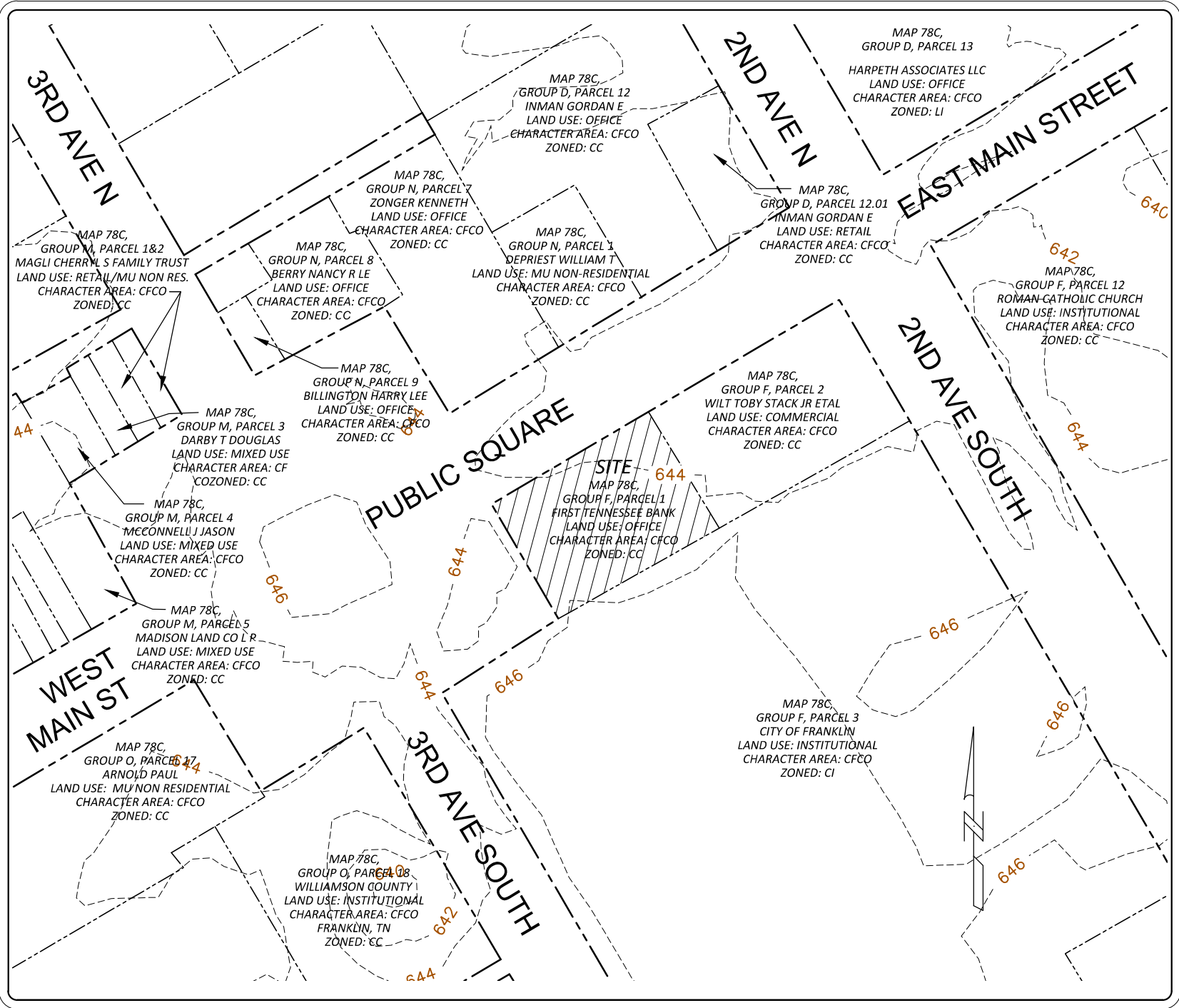
**Owner**  
First Tennessee Bank National Association  
1755 Lynnfield Bldg D  
Memphis, TN 38119

**Developer**  
Bernie Butler  
D9 Development, LLC  
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Franklin, TN 37064  
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**Civil Engineer**  
Dale & Associates (Adam Seger, PE)  
516 Heather Place  
Nashville, Tennessee 37204  
615.297.5166

**Survey Provided by**  
HFR DESIGN  
214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8500

**Floodnote**  
This Property does Not Lie Within a Flood  
Hazard Area as Depicted on the Current Flood  
Insurance Rate Maps (FIRM) Number  
47187C0211F. Dated September 29, 2006



VICINITY MAP  
SCALE: 1" = 100'

### Site Data

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OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	13,982 S.F. / 0.32 AC

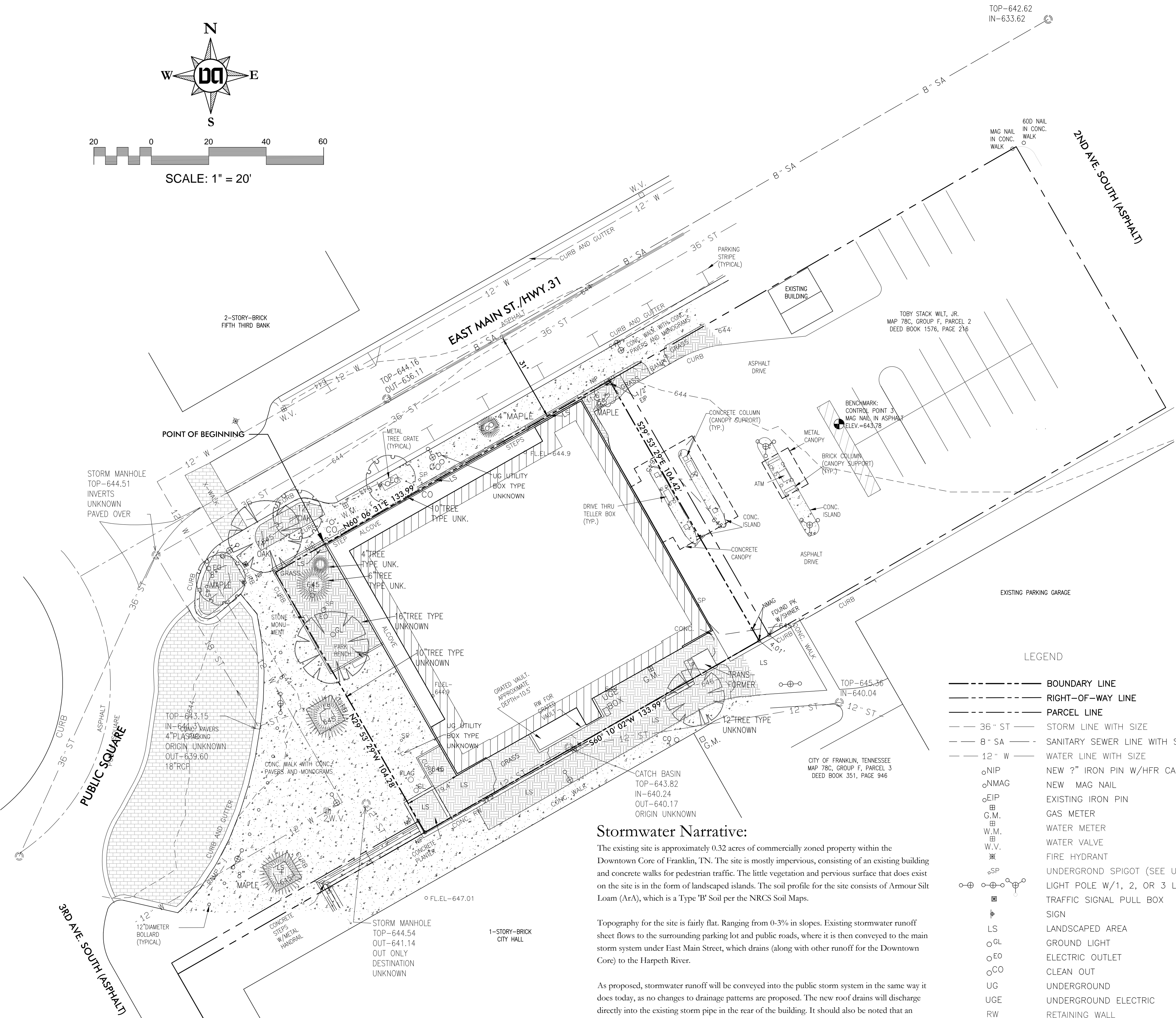
MINIMUM REQUIRED SETBACK LINES:	
BUILD TO LINE:	Back of Sidewalk / 8' Min
SIDE YARD:	None
REAR YARD:	5' Min / 10' Between Structures
BUILDING FOOTPRINT:	Existing - 9,486 SF
BUILDING SQUARE FOOTAGE:	Existing - 32,340 SF
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site

### Legal Description

Land lying in the 9th Civil District of Franklin, Williamson County, Tennessee, being the property conveyed to the First Tennessee Bank National Association, as evidenced by deed of record in book 825, page 565, and that portion of land lying between said First Tennessee Bank National Association property and the City of Franklin Tennessee property, of record in deed book 351, page 946, Register's office of Williamson County, Tennessee, and being more particularly described according to a survey by Michael K. Story of HFR Design, Inc. dated 10-10-14 as follows:

Beginning at a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line of East Main Street/Highway 31 with the easterly right-of-way line of Public Square, same being the northwesterly corner of said First Tennessee Bank National Association property; thence with the southerly right-of-way line of East Main Street/Highway 31, North 60 degrees 06 minutes 31 seconds East 133.99 feet to a 5/8" iron pin w/ HFR cap (new); thence with the westerly line of a gap area of land lying between the herein described and the westerly line of the Toby Stack Wilt, Jr. property, of record in deed book 1576, page 216, South 29 degrees 53 minutes 29 seconds East, passing an existing 1/2" iron pin at 1.10' and a mag nail (new) at 99.79 feet and continuing 104.42 feet in all, to a mag nail (new), and being South 60 degrees 10 minutes 02 seconds West 4.01 feet from a found PK w/shiner; thence with the northerly line of said City of Franklin, Tennessee property, South 60 degrees 10 minutes 02 seconds West 133.99 feet to a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line with the easterly right-of-way line of said Public Square; thence with the easterly right-of-way line of Public Square, North 29 degrees 53 minutes 29 seconds West, passing an iron pin new at 4.49 feet and continuing 104.28 feet in all, to the point of beginning, containing 13,982 square feet, or 0.321 acre, more or less.

## Existing Conditions Plan



### Stormwater Narrative:

The existing site is approximately 0.32 acres of commercially zoned property within the Downtown Core of Franklin, TN. The site is mostly impervious, consisting of an existing building and concrete walks for pedestrian traffic. The little vegetation and pervious surface that does exist on the site is in the form of landscaped islands. The soil profile for the site consists of Armour Silt Loam (A<sub>1</sub>), which is a Type 'B' Soil per the NRCS Soil Maps.

Topography for the site is fairly flat. Ranging from 0-3% in slopes. Existing stormwater runoff sheet flows to the surrounding parking lot and public roads, where it is then conveyed to the main storm system under East Main Street, which drains (along with other runoff for the Downtown Core) to the Harpeth River.

As proposed, stormwater runoff will be conveyed into the public storm system in the same way it does today, as no changes to drainage patterns are proposed. The new roof drains will discharge directly into the existing storm pipe in the rear of the building. It should also be noted that an increase of less than 5,000 SF of Impervious surface is proposed for the development of this site, as well as less than 10,000 SF of disturbance. This exempts the development from having to obtain a Stormwater Permit and Grading Permit as well as exempting it from having to comply with Peak Runoff Control and Green Infrastructure - Runoff Reduction Requirements as stated in the City of Franklin Stormwater Management Ordinance Sec. 23-102.

Drawing Date:  
July 2, 2015

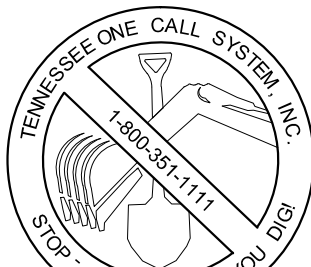
Revisions:  
Pre-App Comments:  
8/7/2015  
DRT Comments:  
9/3/2015

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Being Parcel 1 on Tax Map 78C, Group F  
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Franklin, Williamson County, Tennessee



PERMITS:



**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

D&A Project #15154  
231 Public Square

**C2.0**  
Sheet 2 of 3



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Membership Corporation  
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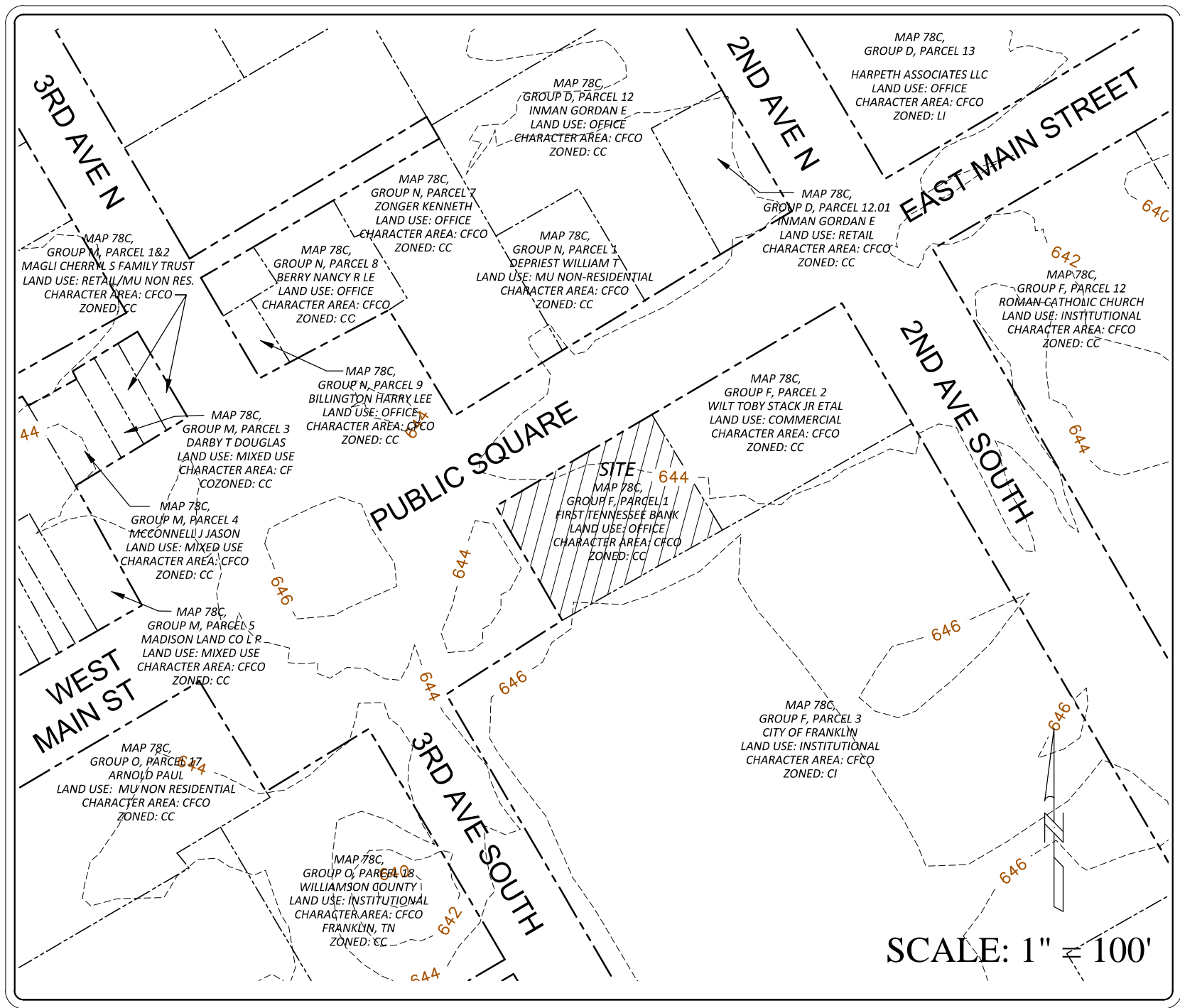
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BUILD TO LINE:	Back of Sidewalk / 8' Min
SIDE YARD:	None
REAR YARD:	5' Min / 10' Between Structures
BUILDING COVERAGE:	79.8% Proposed / 80% Allowed
BUILDING HEIGHT:	4 Stories Proposed
BUILDING FOOTPRINT:	Existing - 9,486 SF Proposed - 11,624 SF
BUILDING SQUARE FOOTAGE:	Existing - 32,340 SF Proposed - 46,971 SF
*PARKING REQUIREMENTS:	Required Parking for Existing Building: 247 Required Parking for Proposed Building: 236 Required Parking for Proposed Building per Occupancy Rate and Shared Parking Adjustments: 156
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MINIMUM LANDSCAPE SURFACE	0.1 of Total Site / 0.1 Proposed

## Proposed Modification of Standards

### 1 Stand-Alone Drive-Through

#### Current Requirement:

- City of Franklin Zoning Ordinance Sec 4.1.6(1)(a) & 4.1.6(13)(a)
- Applicant proposes that an automated teller machine kiosk and drive thru structures be detached even though they are not located internal to the block.

## Statement of Impacts

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is 24,125 GPD.
- No adverse Impact is anticipated on existing storm infrastructure. Footprint of proposed improvements to site is less than 5,000 SF with negligible to no increase in impervious surface (Final ISR Forthcoming)
- The site will have its main access off of 2nd Avenue South (Major Collector), approximately 100' South of the intersection with East Main Street (Major Arterial) as well as two alternate access points further south on 2nd Avenue South. Approximate Traffic Flows shown below (Based on ITE Trip Generation Handbook, 8th Edition):  
AM In = 20 Trips/hr PM In = 66 Trips/hr  
AM Out = 6 Trips/hr PM Out = 52 Trips/hr  
The Trips shown above would have a negligible impact to the existing streets.
- Site is located approximately 4,500' from the nearest Fire Department, and 2,000' from the nearest police department.
- The Site will be served by a Fire Sprinkler System, and is within 100' of the nearest fire Hydrant at the corner of Public Square and East Main Street. Fire Flow information forthcoming.
- Proposed disturbance is less than 10,000 SF and Increased Impervious Surface is less than 5,000 SF - therefore no adverse impacts on the existing Stormwater Infrastructure is anticipated and a Stormwater Management Plan is not required.

# Development Plan

## Site Description

The 231 Public Square site is located within the Central Commercial zoning district and within the CFCD-1 character area and HPO overlay areas. The 231 Public Square development scope includes renovations to the existing First Tennessee Bank building currently located on the property, and an addition to the front of the building (facing the square) in order to repair the geometry of the square broken by the current 20'-0" setback of the existing building. We are planning to reuse the structure of the existing building and add an entirely new skin that is more in keeping with the fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CFCD-1 character area design standards, and the HPO overlay design guidelines. The future use includes a branch bank and fine-dining restaurant at ground level, office space on the 2nd & 3rd floors, and an outdoor restaurant on the existing roof (4th story of the building). The parapet height of the existing building is 48'-5". The design of the new building envelope proposes to lower that parapet line to 44'-0" at the perimeter of the building, serving as the guardrail for the rooftop restaurant. Stairs and elevators providing access to all floors and the rooftop are located at corners, internal to the block and away from the street edge, to minimize the impact of the height at street level. The rooftop restaurant will have a covered area that is set back approximately 20' from the building edge to be less visible from the street.

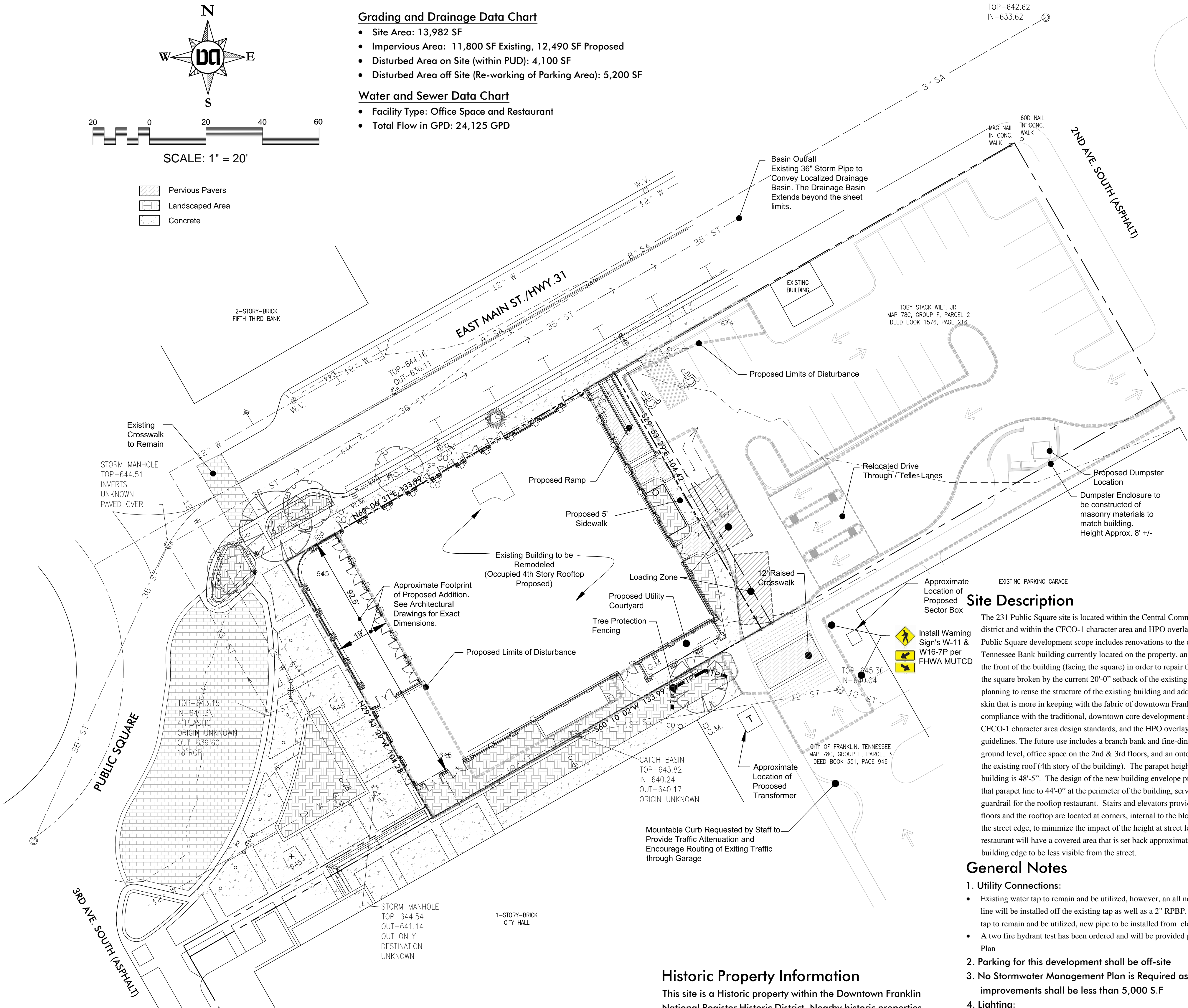
## General Notes

- Utility Connections:**
  - Existing water tap to remain and be utilized, however, an all new 2" service line will be installed off the existing tap as well as a 2" RPBP. Existing sewer tap to remain and be utilized, new pipe to be installed from clean out
  - A two fire hydrant test has been ordered and will be provided prior to the Site Plan
- Parking for this development shall be off-site**
- No Stormwater Management Plan is Required as proposed improvements shall be less than 5,000 S.F**
- Lighting:**
  - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cutsheats are not yet available as the design is not at that level of development.

## Historic Property Information

This site is a Historic property within the Downtown Franklin National Register Historic District. Nearby historic properties include:

- Hiram Masonic Lodge No. 7 - Located approximately 100' South at 115 2nd Avenue S



Drawing Date:  
July 2, 2015

Revisions:  
Pre-App Comments:  
8/7/2015  
DRT Comments:  
9/3/2015

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231 Public Square

Franklin, Williamson County, Tennessee



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D&A Project #15154  
231 Public Square

**C3.0**

Sheet 3 of 3