

PROPOSED PARKLAND DEDICATION - CONCEPTUAL

PARK IMPACT FEE OFFSET NARRATIVE

The Huffines Property PUD Development Plan proposes 426 residential units generating \$1,833,504 in Parkland Impact Fees. The project team intends to offset these Parkland Impact Fees through a combination of land dedication and constructed improvements to the national historic registered John Henry Carothers Home site on Huffines Ridge.

Proposed Land Dedication:

The proposed development plan (COF #6876) shows a 10.03-acre parcel to be zoned Civic and Institutional (CI) with a Historic Preservation Overlay (HPO) which is home to the John Henry Carothers Home. These 10.03 acres are proposed to be dedicated to the City of Franklin as a Park. This land has an offset value of \$62,121 per acre as established in the parkland dedication ordinance.

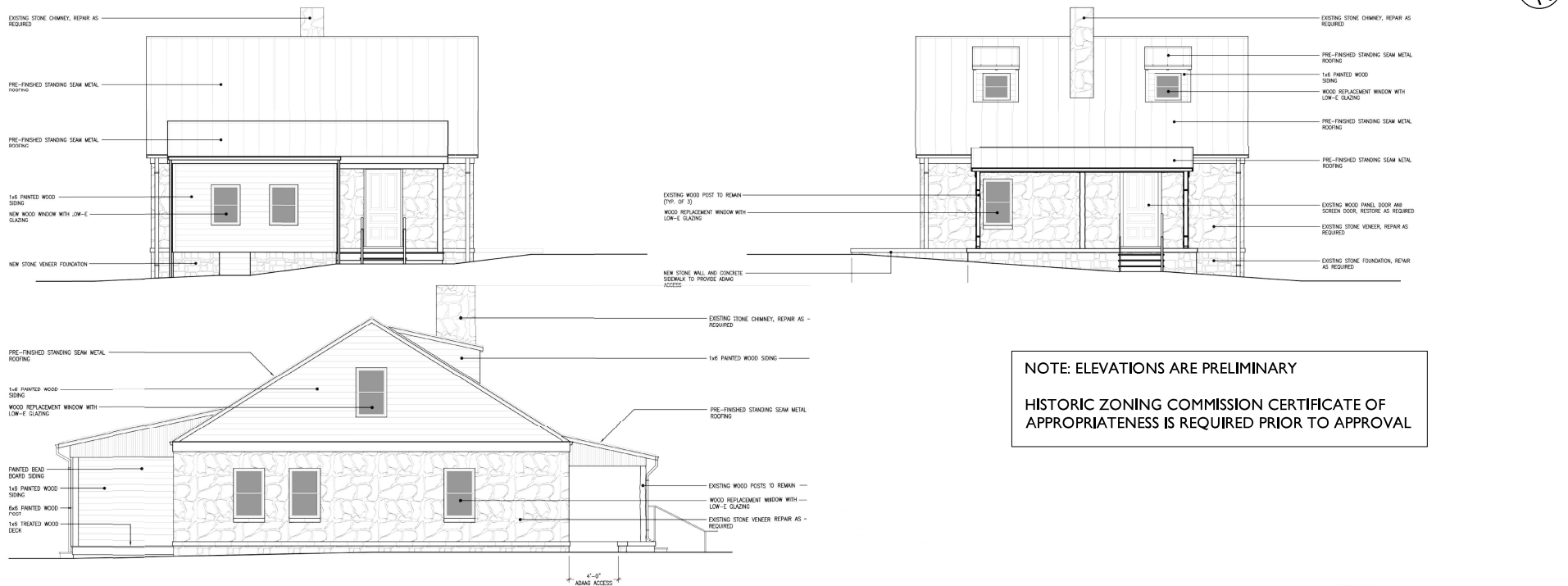
Proposed Constructed Improvements:

First and foremost, the project team intends to develop a mountain bike/hiking trail system as a continuation of trail systems proposed in development projects to the east of Carothers Parkway. In addition to trails, a trailhead, wayfinding signage, and parking are all planned. The J.H. Carothers house will be restored and will serve as a community meeting space and trailhead to the trail system. The team will work with COF parks staff to design and program this building to the standards required by the City.

The City of Franklin has expressed interest in additional improvements to the site of the historic home. The immediate surroundings of the home are proposed to be improved through the construction of an arboretum/community garden designed in partnership with Parks Staff. Additionally, a securable maintenance shed for park equipment and a covered storm shelter are to be built using reused/recycled materials from the existing outbuildings on site to the greatest extent possible. Also proposed are wayfinding and interpretive signage, and pedestrian lighting from the historic home to parking.

The development team also proposes to restore and rebuild historic stone walls where possible and to reuse stone wall materials where walls cannot be rebuilt. The project additionally includes the construction of a four-rail horse fence with wire mesh to serve as a guardrail to proposed retaining walls.

FINAL PLANS WILL BE PROVIDED AT SITE PLAN AND WILL REQUIRE HZC REVIEW.



NOTE: ELEVATIONS ARE PRELIMINARY  
HISTORIC ZONING COMMISSION CERTIFICATE OF  
APPROPRIATENESS IS REQUIRED PRIOR TO APPROVAL



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Revision	Date
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