

DEVELOPMENT PLAN OFFSET AGREEMENTS:

- 1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
- 2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY	
	MULTI-FAMILY
	OFFICE
	HOTEL
	RESTAURANT/RETAIL
	GARAGE
	CANOPY

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST
OVERLAY DISTRICT

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE
OVERLAY DISTRICT

PROPOSED R.O.W. DEDICATION
MULTI-FAMILY ENCLAVE ABOVE
PARKING WITH SHARED
AMENITY COURTYARD

PROPOSED R.O.W. DEDICATION PER
THE INTEGRATED GROWTH PLAN
(2) PROPOSED 300 LF
LEFT TURN LANES

500' HHO BUFFER

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT

PROPOSED TRAFFIC
SIGNAL MODIFICATION

PROPOSED 250 LF RIGHT
DECEL LANE

EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD-X,
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL

STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3.2% Required
Site Acreage: 27.19 Acres Open Space Acreage Required: 0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:	
Key	Classification
Type	Area of Open Space
Paved Area	Percent Paved Impervious
Area 1	Formal
TBD	35,533 s.f.
26,601 s.f.	75%(100% Permitted)
Total Provided: 35,533 s.f.	

SHARED PARKING ANALYSIS													
USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3
Retail	70,000				3.33	233				233			
Restaurant	30,000		90	90	10.00	300	60	90		450			
Office (Tower)	500,000				4.00	2,000				2,000			
Office (Loft)	250,000				4.00	1,000				1,000			
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	1,150	528	1,550
Hotel (Limited)	200	0		25	1.00	200		25	0	225			264
Hotel (Extended)	200	0		25	1.00	200		25	0	225			0
Condo	160				1.5/2.5/3	308				308			
Multi-Family	320				1.5/2.5/3	616				616			
TOTAL										5,707			4,042
COF SHARED:											29.18%		

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

TRANSIT STOP TO BE COORDINATED WITH CITY STAFF AT SITE PLAN PHASE
SEE SHEET C4.0 FOR PROPOSED ACCESS AND CONSTRUCTION/EASEMENT

MOS #1:
MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

PROPOSED 300 LF RIGHT DECEL LANE

SEE C2.3 FOR PROPOSED IGP IMPROVEMENTS BEYOND

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS

PROPOSED TRAFFIC SIGNAL MODIFICATION
(2) PROPOSED 225 LF LEFT TURN LANES

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS AND SIGNAL MODIFICATION

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

PROPOSED R.O.W. DEDICATION PER THE INTEGRATED GROWTH PLAN

MOS 5.6.9(1)&(2) Retaining Walls- Amend to allow cast-in-place smooth finish concrete and/or metal finish walls. Wall color may vary from mixed-use architecture (i.e. gray concrete finish vs. glass structure building, however, must be harmonious with the color palette). This modification is necessary to provide wall finishes necessary to achieve an urban/modern/industrial appearance.

NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

ZONING: (SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN

SITE DATA CHART:

PROJECT INFORMATION:

NAME: CITY OF FRANKLIN PROJECT NUMBER:
SUBDIVISION / LOT #: 6909 / N/A
MAP / PARCEL: 062 / 18.02, 19.03
STREET ADDRESS: TBD
FRANKLIN WILLIAMSON TN 37206

CIVIL DISTRICT:

EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY: MECO-4
PROPOSED ZONING: SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT
CI, CIVIC AND INSTITUTIONAL DISTRICT (ELLER PROPERTY)
HTO, HHO, 500' HHO BUFFER
EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:
CONVENTIONAL
EXISTING LAND USE: VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:

SS-CH FRANKLIN, LLC
501 CORPORATE CENTER DR. SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GLENN MCGEEHEE
ROBERT G. SCHAEDEL III
GMCHEE@SOUTHSTARCO.COM
RSCHAEDEL@CHARTWELLHOSPITALITY.COM

APPLICANT:

RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SCOTTY BERNICK
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE: 15' MIN.
CAROTHERS PARKWAY: 15' MIN.
TOWER CIRCLE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
OVATION PKWY: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
EDWARD CURD LANE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
SOUTHERN BOUNDARY: 15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD): 0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA): 0' MIN.
SIDE: 0' MIN.
REAR: 0' MIN.

**BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET

ANTICIPATED R.O.W. DEDICATION: 3.73 AC (162,602 S.F.)
ADJUSTED SITE ACREAGE: 23.46 AC (1,021,823 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:
OFFICE: 750,000 S.F.
RETAIL/RESTAURANT: 100,000 S.F.
HOTEL KEYS (SF): 700 KEYS (525,000 S.F.)
TOTAL: 1,375,100 SF (INCLUDES 700 HOTEL KEYS)

ATTACHED RESIDENTIAL UNITS:
OVERALL DENSITY: 480 MULTIFAMILY UNITS (525,000 S.F.)
NET DENSITY (MINUS R.O.W.): 17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 20.46 [480 UNITS/ 23.46 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 24.45 [480 UNITS/ 19.63 AC]

BUILDING HEIGHT: 1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)

PARKING REQUIREMENT: (SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED: (SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR): .20
PROV. LANDSCAPE SURFACE RATIO: .31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC: 35.4% / 418,744 S.F. / 9.61 AC
REQ. TREE CANOPY % / SF / AC: 8.5% [354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC: 14.6% / 173,330 S.F. / 3.98 AC (EXCLUDING FUTURE R.O.W.)

EXISTING SPECIMEN TREE DBH:

744 DBH
SPECIMEN TREE DBH TO REMAIN: 48 DBH
SPECIMEN TREE DBH REMOVAL: 696 DBH
EXEMPTION WITHIN R.O.W.: (382 DBH)
ADJUSTED DBH REPLACEMENT: 314 DBH (696-382)
SPECIMEN TREE REPLACEMENT: 628 DBH (314 X 2)

OPEN SPACE:

FORMAL: (SEE OPEN SPACE CHARTS, SHEET C2.0)
INFORMAL: 0.82 AC, (3%)
0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, R.L.S. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBLT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0202F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH ARE PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

CITY OF FRANKLIN # 6909

AUREUM

FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville Murfreesboro
615-244-8591 615-546-9050
ragansmith.com



JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	1221	WLH	ZDS	1"=100'	1	2019.04.04	PER CITY COMMENT	
						FEBRUARY 11, 2019		

OVERALL
DEVELOPMENT
PLAN

C2.0