

ESTABLISHED 1965

MAGLI
REALTY

FRANKLIN, TN

400 Old Peytonsville Rd Franklin, TN 37064

***7.59 Acres - Commercial
Zoned RC-12***

Preliminary Due Diligence Documents

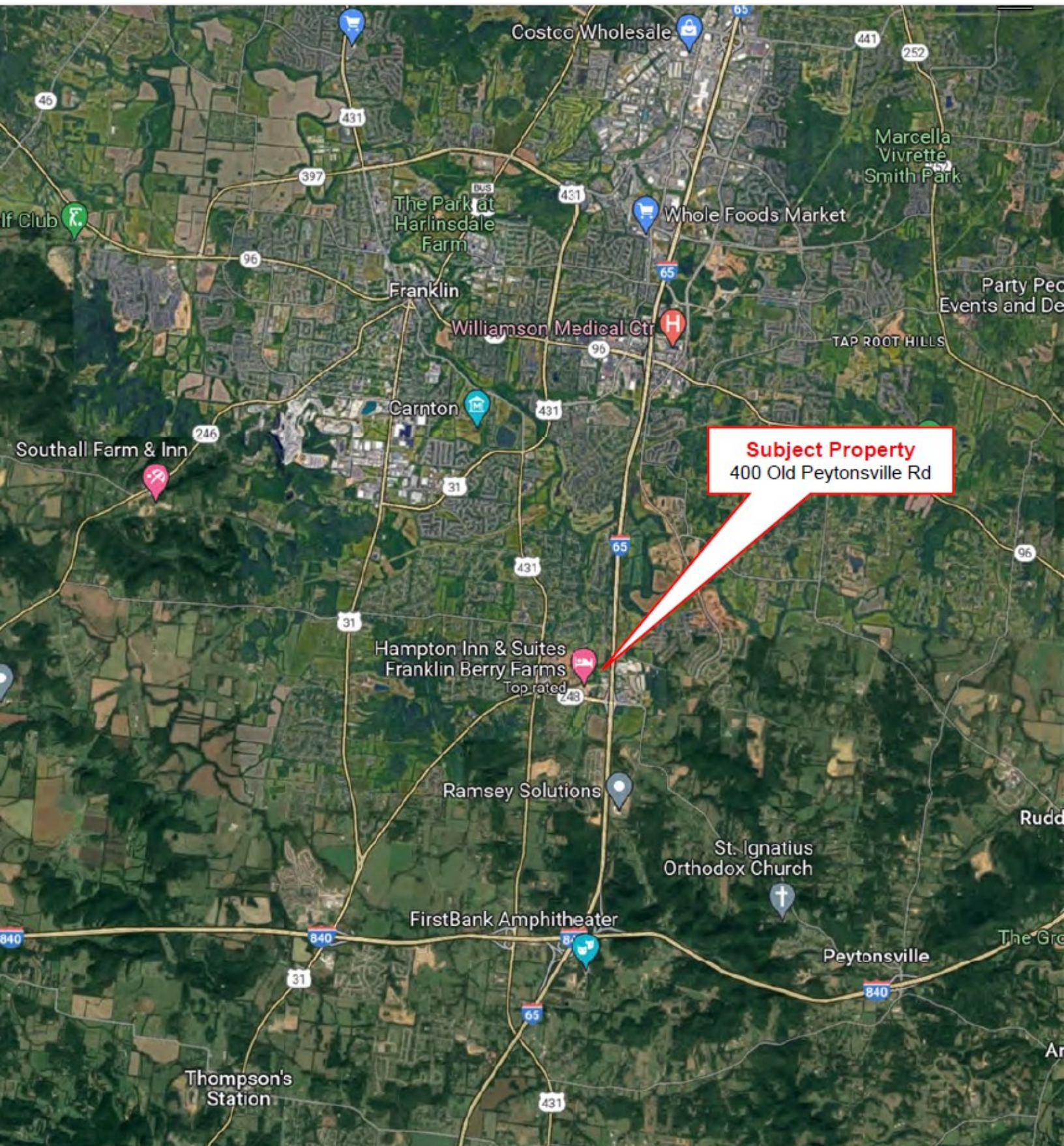


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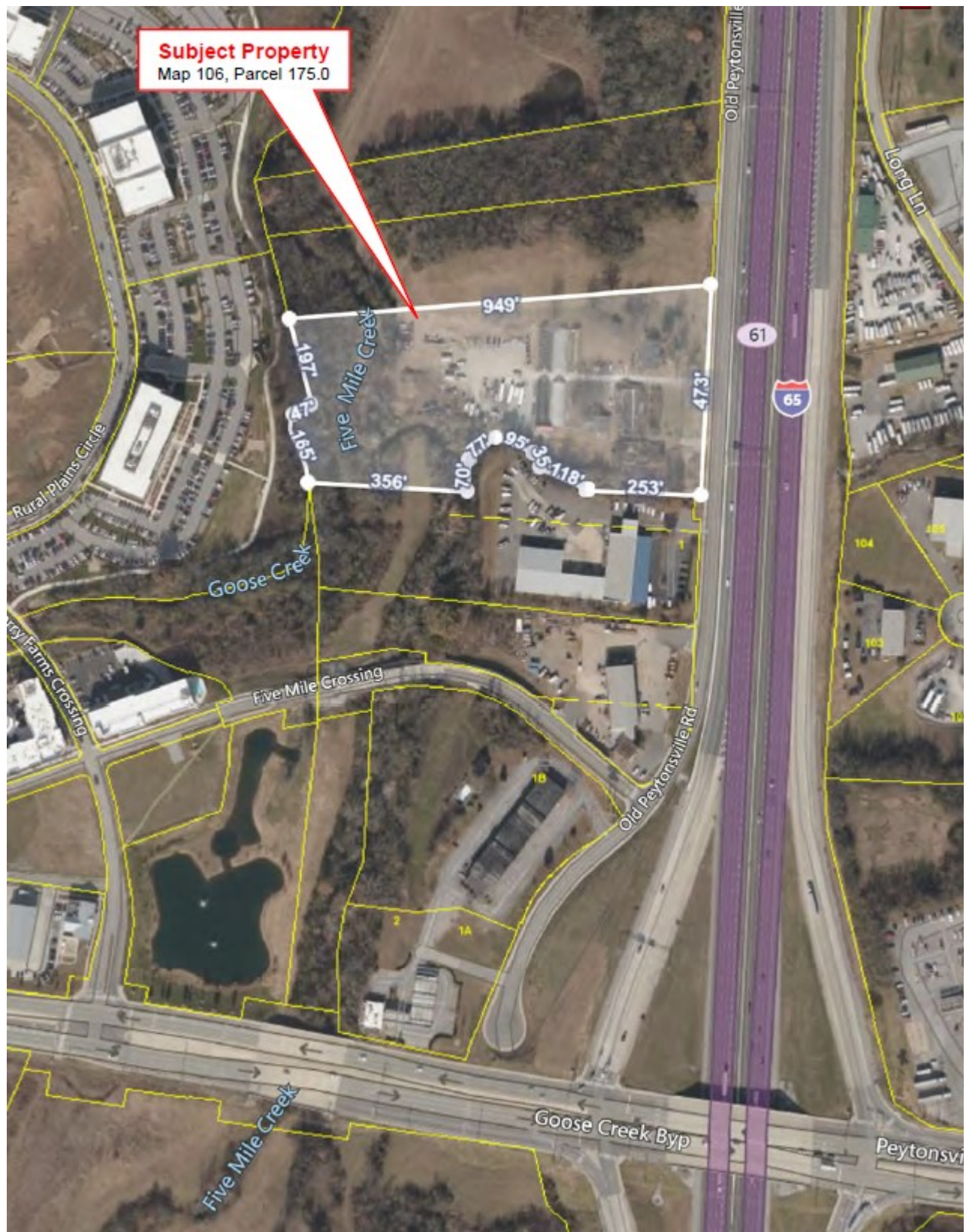
Lauren Magli
Magli Realty Company
615-491-5484
lauren@magli.com

Buyer to verify all info

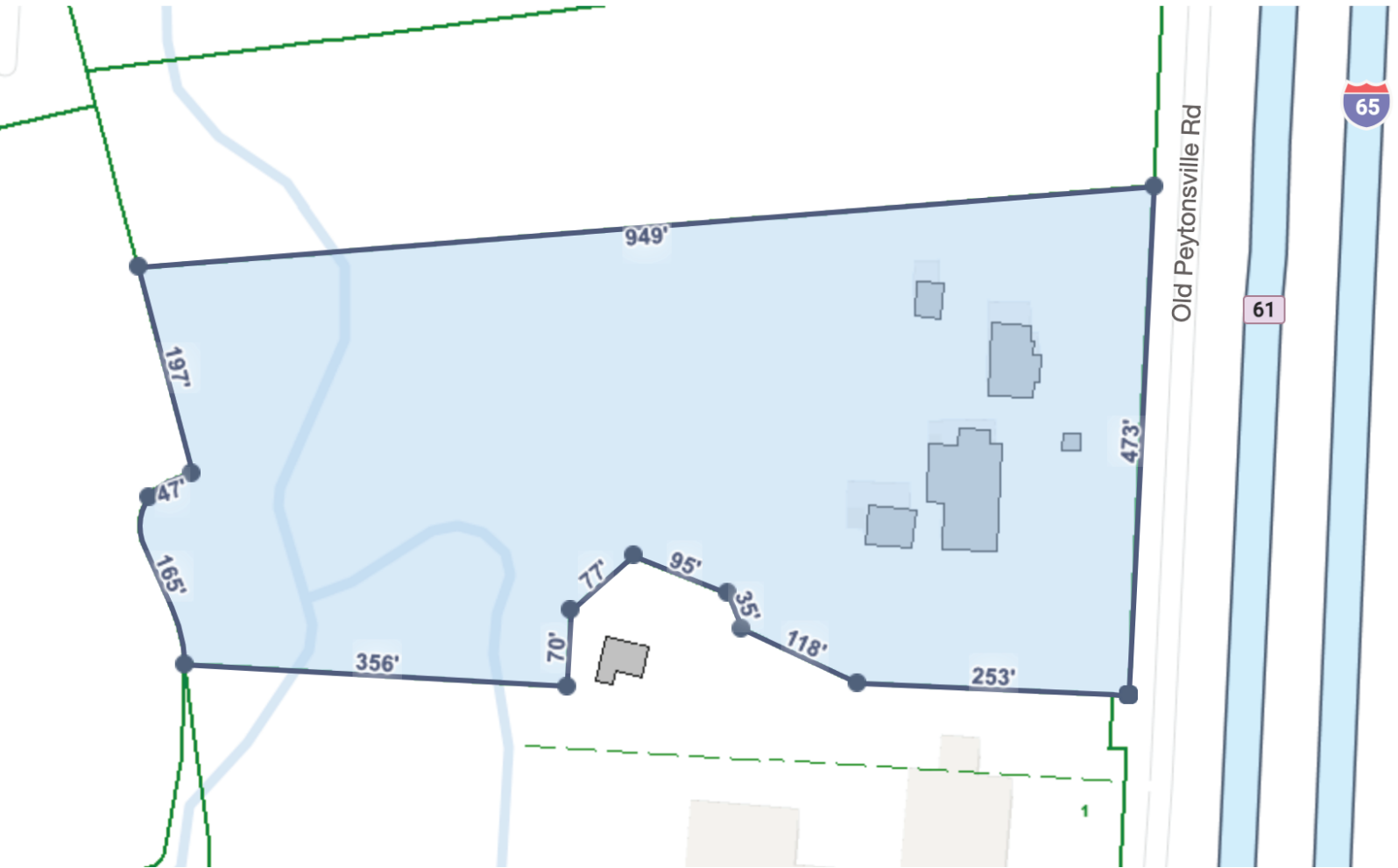
Neighborhood Map



Tax Map



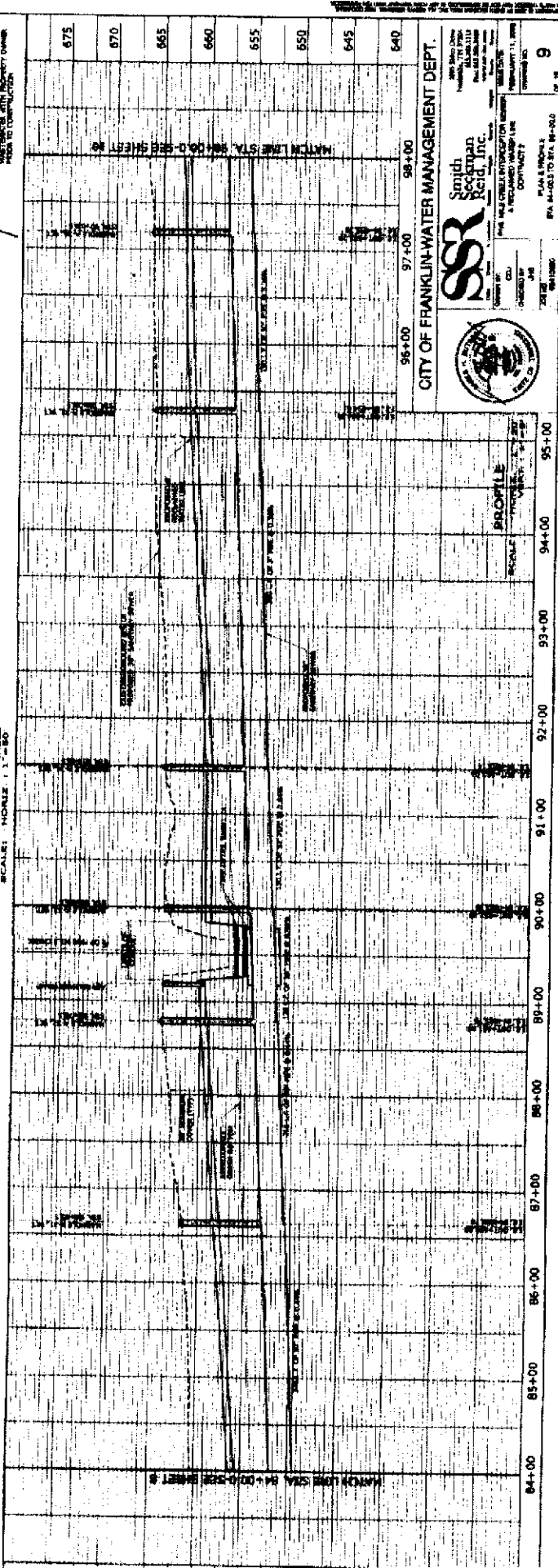
Lot Measurements



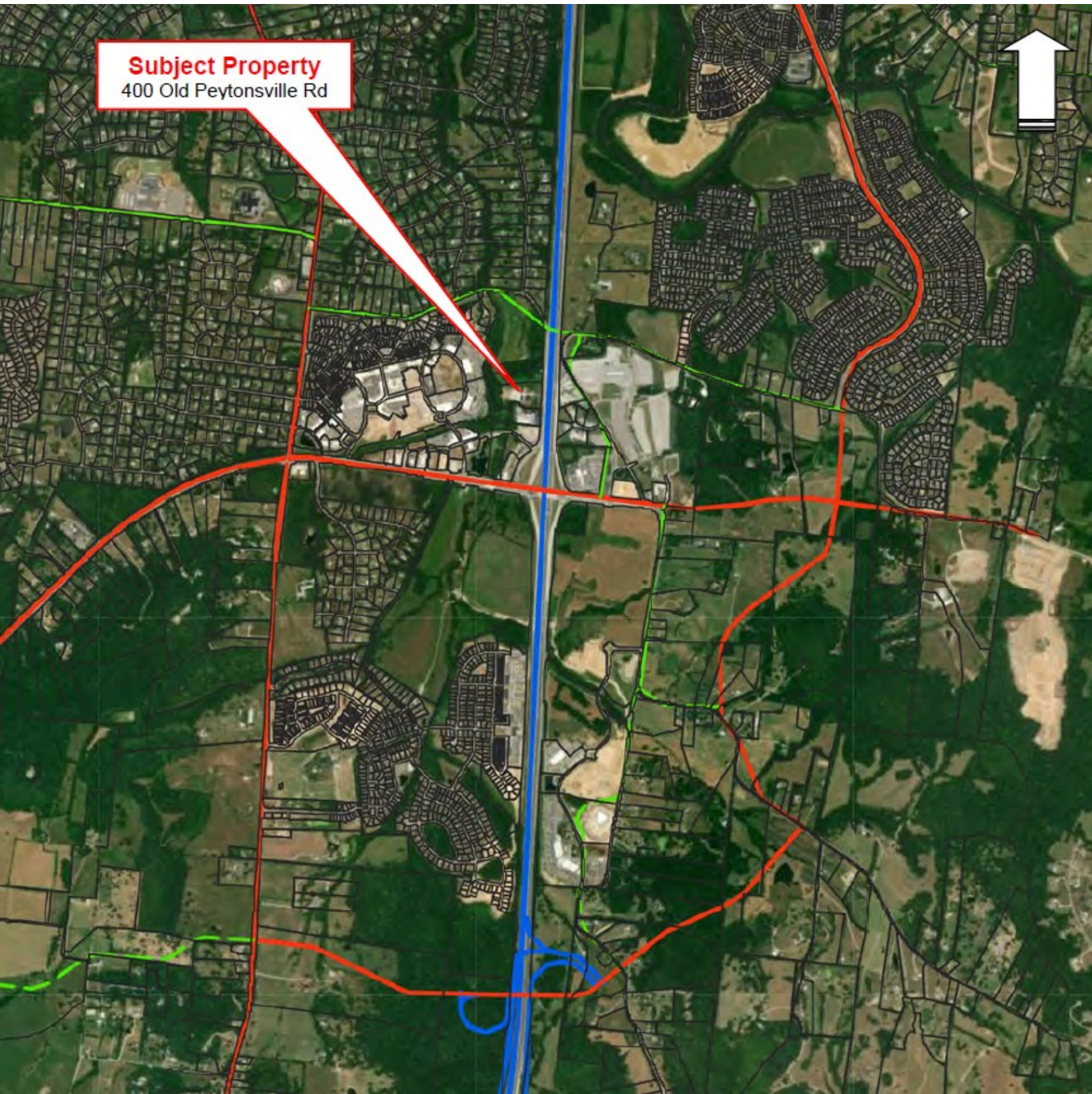
Sewer Line Map



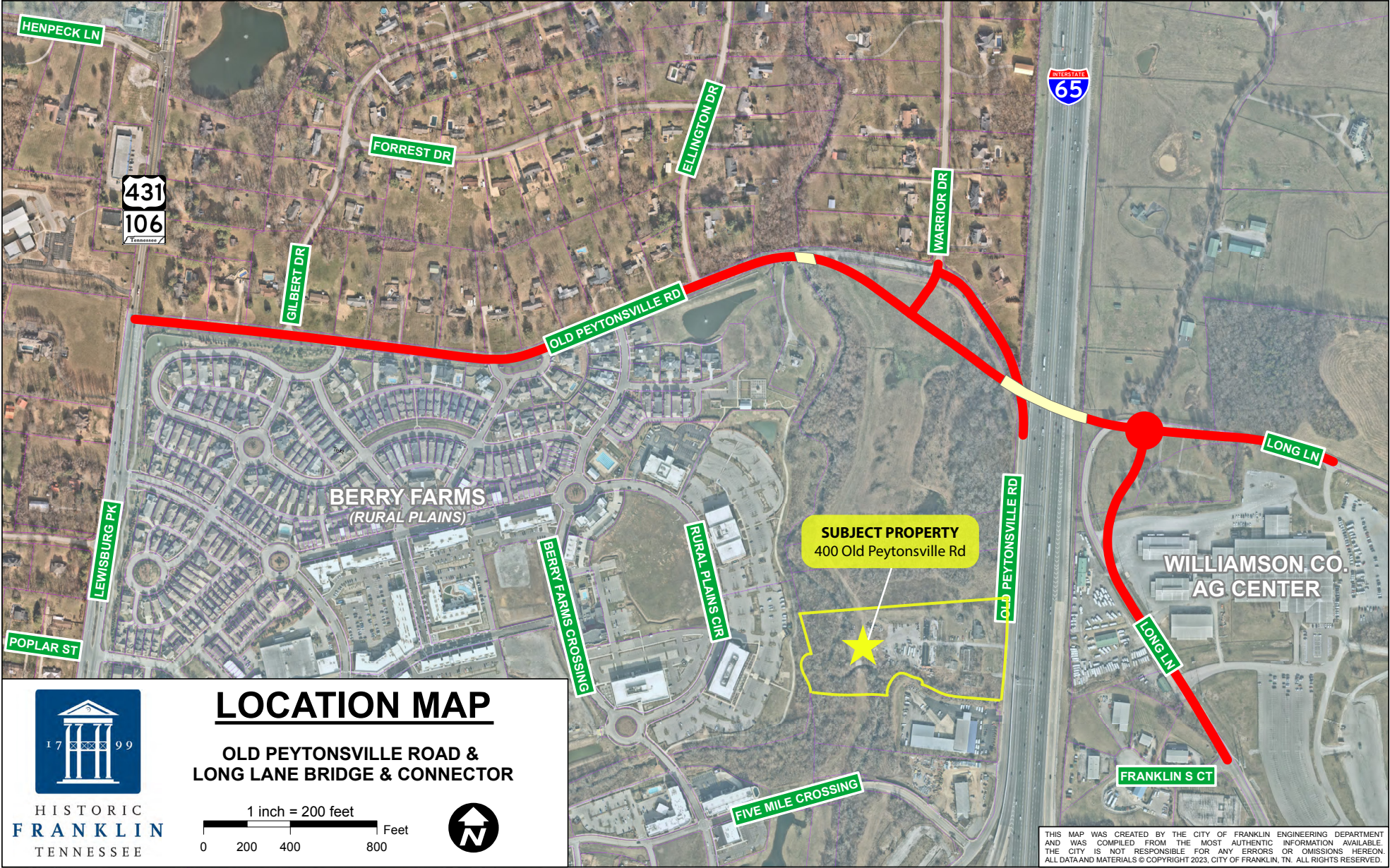
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Long Range Transportation Map



Planned Long Lane Bridge Extension



Subject Property Location in relation to Barry Farms Master Plan



**3.19 RC12—Regional Commerce
12 District****3.19.1 Purpose**

The RC12 district is intended to promote economic development through a diverse mix of high-intensity uses with a building height of up to 12 stories.

3.19.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.19.3 Building Types

The following principal building types are permitted:

- A. Commercial/Mixed-Use Building
- B. Large-Scale Office Building
- C. Large-Scale Retail Building
- D. Civic Building
- E. Multifamily Building

3.19.4 Frontage Types

The following frontage types are permitted:

- A. Landscape Frontage
- B. Urban Frontage

3.19.5 Dimensional Standards

The following dimensional standards are required:

Lot Standards	Minimum
Lot Size	-
Lot Width	-
Front Lot Line	-
Number of Buildings	Maximum
Principal Building	-
Accessory Structure	-
Principal Building Setbacks	
Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
Front Yard for Arterial Streets	20 feet min to 85 feet max
Side Yard	15 feet min
Rear Yard	25 feet min
Appurtenance Encroachments into Setbacks	
Front Yard	6 feet max
Side Yard	5 feet max
Rear Yard	6 feet max
Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line	
Accessory Structure Setbacks	
Location	At least 5 feet behind the principal building
	At least 5 feet from any lot line

Building Height	Maximum
Principal Building	12 stories
Accessory Structure	3 stories, but shall not exceed the height of the principal building
Landscape	Minimum
Landscape Surface Area	15%

3.19.6 Additional Standards

Chapter References	
Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

5.1.3 Permitted Principal Uses by Zoning District

Principal Use	Zoning Districts																
<div><div></div> Permitted</div> <div><div></div> Permitted with Additional Use Regulations per Subsection 5.1.4</div>	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC6 RC12	GO	LI	HI
AGRICULTURAL USES																	
Agricultural Uses	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Community Gardens	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
RESIDENTIAL USES																	
Duplexes					<div></div>	<div></div>				<div></div>	<div></div>	<div></div>					
Multifamily Residential						<div></div>				<div></div>	<div></div>			<div></div>			
Multiplexes					<div></div>	<div></div>				<div></div>	<div></div>	<div></div>					
Single-Family Residential	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>			<div></div>	<div></div>	<div></div>					
Townhouses					<div></div>	<div></div>				<div></div>	<div></div>	<div></div>					
RECREATION USES																	
Active Recreation						<div></div>		<div></div>								<div></div>	
Commercial Recreation						<div></div>			<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
Golf Courses						<div></div>											
Neighborhood Amenities		<div></div>	<div></div>	<div></div>	<div></div>	<div></div>				<div></div>	<div></div>			<div></div>			
Passive Parks and Open Space	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
CIVIC AND INSTITUTIONAL USES																	
Cemeteries						<div></div>		<div></div>									
Charitable, Fraternal, or Social Organizations						<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
Clinics						<div></div>		<div></div>	<div></div>	<div></div>				<div></div>	<div></div>	<div></div>	
Continuum of Care Facilities						<div></div>		<div></div>						<div></div>	<div></div>		

¹ Permitted principal uses in the PD district are determined by the BOMA during the development plan approval process.

Principal Use	Zoning Districts																
<div><div></div> Permitted</div> <div><div></div> Permitted with Additional Use Regulations per Subsection 5.1.4</div>	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC6 RC12	GO	LI	HI
Correctional Facilities																	<div><div></div></div>
Educational Facilities						<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Entrepreneurship/Innovation Centers						<div><div></div></div>		<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Essential Services	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Group Homes						<div><div></div></div>		<div><div></div></div>									
Hospitals						<div><div></div></div>		<div><div></div></div>						<div><div></div></div>			
Museums						<div><div></div></div>		<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Places of Public Assembly						<div><div></div></div>		<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Rehabilitation Centers						<div><div></div></div>		<div><div></div></div>						<div><div></div></div>			
COMMERCIAL USES																	
Day Care Centers						<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>			<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Event Venues						<div><div></div></div>				<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>		<div><div></div></div>	
Funeral Homes						<div><div></div></div>		<div><div></div></div>								<div><div></div></div>	
Garden Centers						<div><div></div></div>				<div><div></div></div>				<div><div></div></div>		<div><div></div></div>	<div><div></div></div>
Gas Stations						<div><div></div></div>			<div><div></div></div>					<div><div></div></div>		<div><div></div></div>	
Hotels						<div><div></div></div>				<div><div></div></div>	<div><div></div></div>			<div><div></div></div>			
Indoor Animal Services	<div><div></div></div>					<div><div></div></div>			<div><div></div></div>	<div><div></div></div>	<div><div></div></div>			<div><div></div></div>		<div><div></div></div>	<div><div></div></div>
Indoor/Outdoor Animal Services	<div><div></div></div>					<div><div></div></div>								<div><div></div></div>		<div><div></div></div>	<div><div></div></div>
Offices						<div><div></div></div>	<div><div></div></div>		<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Personal Services						<div><div></div></div>			<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Restaurants						<div><div></div></div>			<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>		<div><div></div></div>	
Retail						<div><div></div></div>			<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>		<div><div></div></div>	

¹ Permitted principal uses in the PD district are determined by the BOMA during the development plan approval process.

USE REGULATIONS

Principal Uses

Principal Use	Zoning Districts																
<div><div></div> Permitted</div> <div><div></div> Permitted with Additional Use Regulations per Subsection 5.1.4</div>	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC6 RC12	GO	LI	HI
Short-Term Vacation Rentals	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>			<div></div>	<div></div>						
Showrooms						<div></div>								<div></div>		<div></div>	
Telecommunication Towers and Antennas	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Theaters						<div></div>				<div></div>	<div></div>			<div></div>			
Uses with Drive-In/Drive-Through Facilities						<div></div>			<div></div>	<div></div>				<div></div>		<div></div>	
Vehicle Sales and Rental														<div></div>		<div></div>	<div></div>
Vehicle Service Facilities						<div></div>								<div></div>		<div></div>	<div></div>
Vehicle Wash Facilities						<div></div>								<div></div>		<div></div>	
Wholesale Sales																<div></div>	<div></div>
INDUSTRIAL USES																	
Adult-Oriented Establishments																	<div></div>
Data Centers						<div></div>								<div></div>	<div></div>	<div></div>	
General Warehousing																<div></div>	<div></div>
Heavy Industrial Uses																	<div></div>
Industrial Sales																<div></div>	<div></div>
Industrial Services																<div></div>	<div></div>
Light Industrial Uses																<div></div>	<div></div>
Machinery Assembly and Repair Facilities																<div></div>	<div></div>
Self-Storage Facilities						<div></div>								<div></div>		<div></div>	<div></div>
Vehicle Repair Facilities						<div></div>										<div></div>	<div></div>
Wrecker Service																	<div></div>

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5.1.4 Principal Use Regulations

A. Agricultural Uses

In the AG district, agricultural uses shall include the land, buildings, and machinery used in the commercial production of farm products and nursery stock, farming activities carried on in connection with the commercial production of farm products and nursery stock, recreational and educational activities on land used for the commercial production of farm products and nursery stock, and entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock, as defined by T.C.A. § 1-3-105 and § 43-1-113.

B. Adult-Oriented Establishments

1. Adult-oriented establishments shall not be permitted on any lot within 500 feet of any lot containing the following:
 - a. Any use in the civic and institutional use classification or property zoned CI;
 - b. Any dwelling or residential lot;
 - c. Any use in the recreation use classification;
 - d. A day care center;
 - e. A funeral home;
 - f. A packaged liquor store; or
 - g. Another adult-oriented establishment.
2. An adult-oriented establishment lawfully operating as a conforming use shall not be rendered a nonconforming use by the location, subsequent to the commencement of operations of said establishment, of a use listed in Clause 5.1.4.B.1.

3. No adult-oriented establishment may be enlarged so as to violate the provisions of this Ordinance.

C. Continuum of Care Facilities

Continuum of care facilities may have one or any combination of assisted living, nursing home, or skilled nursing for the elderly or for other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. In addition to the above, up to 30 percent of the total square footage may be used for age-restricted independent living as regulated by the U.S. Department of Housing and Urban Department.

D. Data Centers

The building footprint for a data center shall not be located within 500 feet of an arterial street; however, a data center may be closer than 500 feet if it is not visible from the arterial street.

E. Duplexes

In the 1ST district, duplexes are permitted only outside of the FWO and FFO.

F. Essential Services

Public buildings that are 12,000 square feet or less may be located in any zoning district. Larger buildings or uses shall be limited to the PD, CI, NC, CC, DD, 1ST, 5TH, RC6, RC12, GO, LI, and HI districts.

G. Event Venues

1. Event venues shall not create a substantial or undue adverse impact upon adjacent property, the character of the area, or the public health, safety, and welfare.
2. Event venues shall be constructed,

arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property pursuant to the applicable district regulations.

3. Event venues shall not cause undue traffic congestion or draw significant amounts of traffic through residential streets.
4. All necessary steps shall be taken to minimize any adverse effects of the event venue and development on the immediate vicinity through building design, site design, landscaping, and screening.
5. When establishing this use in a PD district, conditions of approval may be imposed to minimize adverse impacts with the surrounding residential areas. Conditions may include:
 - a. Limitations and restrictions on the use of the property;
 - b. Restrictions on construction activity that will occur on and around the property;
 - c. Conditions concerning the character and design of the proposed use and development;
 - d. The location of the use within the property;
 - e. The provision of landscaping and screening with specificity as to design, quantity, quality, size, and location;
 - f. Restrictions on the hours of operation of the use;
 - g. Requirements for sound proofing or other noise mitigation;
 - h. A requirement that the property be developed and used in strict accordance with the development plan; and

- i. A requirement for periodic review with a public hearing before the BOMA.

H. Garden Centers

1. Outdoor storage and outdoor sales are not permitted in required setbacks, fire lanes, drive aisles, required parking areas, or areas intended for pedestrian circulation.
2. Any outdoor storage other than live vegetation shall be located behind the building or screened from public view and adjacent properties with an opaque fence or wall with a height of at least six feet. Landscaping may be used if a six-foot tall solid evergreen screen is provided at the time of planting.
3. Garden centers are not subject to Paragraph 5.2.7.J, Outdoor Sales Area, or Paragraph 5.2.7.K, Outdoor Storage.

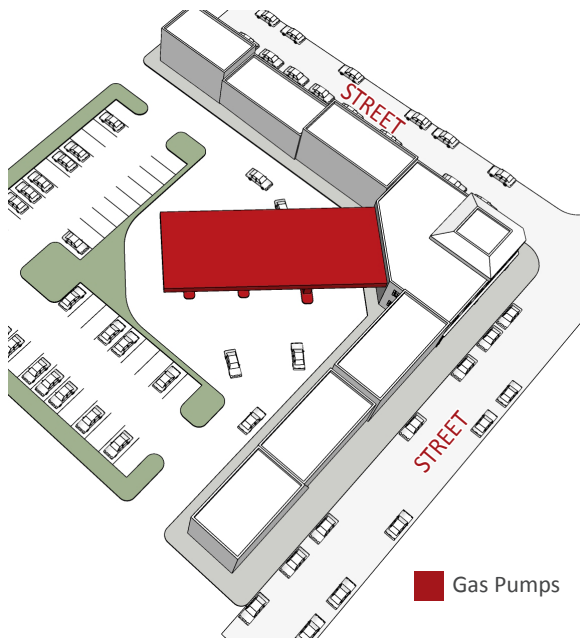
I. Gas Stations

1. Gas stations shall not be located on a lot at a street intersection composed of two or more arterial streets.
2. Gas stations on lots at intersections, where permitted, shall be designed so that any fueling pumps and associated canopies are located away from the intersection and to the side or rear of the building.
3. Gas stations shall not be located adjacent to a residential lot, unless approved by the BOMA as part of a development plan.
4. Gas stations shall have pitched roofs for buildings and canopies.
5. Canopies shall have a maximum clearance height of 15 feet from the finished grade to the underside of the canopy.
6. Canopies shall use the same exterior

materials and architectural style as the principal building. Each column or pier shall have a base of brick, natural stone, or cultured stone.

7. Canopy lighting shall comply with Subsection 14.3.6, Canopy and Awning Lights.
8. A gas station canopy is permitted one sign that does not exceed 15 percent of the canopy face that does not project above or below the canopy or roofline.

Figure 5.1.4.H Gas Station Canopy



J. Hotels

1. Hotels in the RC6 and RC12 districts shall contain a minimum of 100 guest rooms.
2. Hotels in the CFO or CAO shall contain a maximum of 120 guest rooms.
3. Each guestroom shall be accessed from an interior corridor, not an exterior entrance.
4. Hotels shall provide high quality services such as concierge availability,

meeting rooms, conference facilities, full service restaurants, sitting rooms, patios, and other amenities.

5. Hotels shall have a lobby that is staffed 24 hours a day, seven days a week; and
6. Hotels shall offer complimentary maid service.

K. Indoor Animal Services

1. The building footprint for indoor animal services shall not be located within 200 feet of a property line of a residential lot, but may be reduced to 100 feet if the building is soundproofed.
2. This use shall adhere to the provisions in Title 10, Animal Control, as well as Title 11, Chapter 4, Offenses Against the Peace and Quiet, of the Municipal Code.

L. Indoor/Outdoor Animal Services

1. The outdoor portion of any indoor/outdoor animal services for:
 - a. Companion animals shall not take place within 500 feet of a property line of a residential lot; and
 - b. Farm animals shall not take place within 100 feet of a property line of a residential lot.
2. The building footprint for any indoor portion of animal services shall not be located within 200 feet of a property line of a residential lot, but may be reduced to 100 feet if the building is soundproofed.
3. Outdoor runs, kennels, and storage areas shall not be visible from streets or adjacent properties.

M. Machinery Assembly and Repair Facilities

In the LI district, all assembly and repair activities shall take place within an enclosed structure.

N. Multifamily Residential

1. In the CC and DD districts, where buildings containing multifamily residential are along a street frontage, they must have ground-floor commercial uses along the street frontage.
2. In the RC6 and RC12 districts, multifamily residential is permitted only if:
 - a. It does not occupy more than 40 percent of the overall building square footage of the proposed development;
 - b. It is integrated horizontally and/or vertically with the nonresidential uses in the proposed walkable development; and
 - c. Stand-alone multifamily residential cannot be separated from the nonresidential uses by an arterial or collector street.

O. Multiplexes

In the 1ST district, multiplexes are permitted only outside of the FWO and FFO.

P. Neighborhood Amenities

Neighborhood amenities that have commercial activities, such as restaurants, banquet halls, food sales, pro shops, or retail sales, shall be allowed in residential districts only as part of an approved development plan.

Q. Self-Storage Facilities

1. The building footprint for a self-storage facility shall not be located within 500 feet of an arterial street; however, a self-storage facility may be closer than 500 feet if it is not visible from the arterial street.
2. Outdoor storage associated with this

use shall comply with Subsection 13.3.6, Outdoor Storage Areas.

R. Short-Term Vacation Rentals

In addition to the applicable requirements of the Municipal Code, the following shall apply:

1. A maximum of one short-term vacation rental is permitted on a lot;
2. The owner of the lot is a permanent occupant of the premises, as defined under 'single-family residential' in Chapter 23, Definitions and Interpretations;
3. On a lot that has both a dwelling and an accessory dwelling, the owner of the lot may live in one and rent out the other as a short-term vacation rental; and
4. On a lot that has a dwelling with no accessory dwelling, the owner of the lot may rent out the dwelling only under the following:
 - a. Nightly rentals shall not exceed 113 nights in any 12 month period, calculated on a rolling basis; and
 - b. The owner of the lot shall vacate the premises for the duration of the rental.

S. Single-Family Residential

In the 1ST district, single-family residential is permitted only outside of the FWO and FFO.

T. Telecommunication Towers and Antennas

1. Applicability
HAM radio antenna are exempt from these requirements.
2. General Requirements
 - a. Towers and antennas may be either principal or accessory uses.
 - b. Towers shall not be artificially

- lighted, unless required by the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required, then the lighting alternatives and design chosen shall cause the least disturbance to surrounding views.
- c. Towers and antennas shall comply with current regulations of the FAA, the Federal Communications Commission (FCC), and any other federal or state government agency with the authority to regulate towers and antennas. If those regulations are changed, then the owners of the towers and antennas shall bring them into compliance within the time mandated by the controlling federal or state agency. Failure to bring towers and antennas into compliance with such revised regulations shall constitute grounds for removal of the tower or antenna at the owner's expense.
 - d. Owners or operators of towers and antennas shall:
 - i. Certify that all franchises required by law for constructing or operating a wireless communication system in the City have been obtained; and
 - ii. File a copy of all required franchises with the City.
 - e. Signs on towers or antennas shall be prohibited, except for those required by regulatory agencies.
 - f. Buildings, equipment cabinets, or structures associated with towers shall comply with all applicable building codes.

3. Separation Distances Between Towers and Off-Site Lots

The minimum separation between a new tower or an existing tower to be modified or rebuilt to a taller height and an off-site lot shall comply with the table below:

Off-Site Lot ^{1 2}	Separation Distance
Lot for a House, Modular Home, or Mobile Home	200 feet or 300% of tower height, whichever is greater
Lot for a Duplex, Multiplex, Townhouse, Multifamily , or Mixed-Use	200 feet or 200% of tower height, whichever is greater
Lot in a Nonresidential Zoning District	Minimum setbacks per the applicable zoning district

Notes:

1. Tower separation shall be measured from the base of the tower to the lot line of the off-site lot.
2. Measurements shall be measured from the outer perimeter of the towers included in an AM array (excluding guy anchors).

4. Separation Distances Between Existing and Proposed Towers

The minimum separation between a new tower or an existing tower to be modified or rebuilt to a taller height and an existing tower shall comply with the table below:

Tower Type	Lattice or Guyed Tower	Monopole 60 Feet in Height or Less	Monopole Greater than 60 Feet in Height
Lattice or Guyed	5,000 feet	5,000 feet	1,500 feet
Monopole 60 Feet in Height or Less	750 feet	250 feet	750 feet
Monopole Greater than 60 Feet in Height	1,500 feet	750 feet	1,500 feet

Notes:

- 1. Required separation distances are measured from the base of the existing tower to the base of the proposed tower.
- 2. Measurements shall be measured from the outer perimeter of the towers included in an AM array (excluding guy anchors).
- 3. Additional towers and antennas may be constructed on a lot with existing towers and antennas and its associated structures.

5. Fall Radius Requirements

Towers shall be located so that there is sufficient radius of land around the tower so that its collapse will be contained on the property where located. A professional engineer licensed under the guidelines of the State of Tennessee shall certify technical documentation concerning

the tower fall radius.

6. Aesthetic Requirements

- a. Towers shall have either a galvanized steel finish or be painted a neutral color to reduce visual obtrusiveness, subject to any applicable FAA standards.
- b. The design of the buildings, related structures, and equipment cabinets shall use colors, landscaping, materials, screening, and textures that will blend them into the natural setting and surrounding buildings.
- c. If an antenna is installed on a structure other than a tower, then the antenna and supporting electrical and mechanical equipment shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

7. Landscape and Fencing

- a. In addition to landscape otherwise required, tower facilities shall be landscaped with plant materials that effectively screen the view of the tower compound and ground-based equipment from off-site view.
- b. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent practicable. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be accepted as effective screening.
- c. Towers and related appurtenances, such as guy wire anchors, shall be

- enclosed by security fencing at least six feet in height that shall be equipped with appropriate anti-climbing devices.
8. Application Submittal
 - a. Telecommunication construction plans shall be submitted in accordance with the requirements established by the Department of Building and Neighborhood Services.
 - b. An applicant shall provide an inventory of its existing towers, antennas, or sites approved for towers or antennas that are within the City, and towers outside of the City which serve areas within the City, as well as within the coverage area of the proposed tower or antenna, whether within the City or outside its jurisdiction, including specific information about the design, height, and location of each tower.
 9. Administrative Final Action

The Department of Building and Neighborhood Services may administratively approve the following:

 - a. Telecommunication towers with a height of 60 feet or less, including small cellular potential support structures, that are located on a lot. Small cellular facilities in the right-of-way are subject to the Municipal Code;
 - b. Antennas on existing structures as an accessory use to a nonresidential, mixed-use, or multifamily residential structure of eight or more dwelling units, provided that the antenna:
 - i. Extends no more than 30 feet above the highest point of the structure;
 - ii. Complies with applicable FAA and FCC regulations; and
 - iii. Complies with all applicable building codes. Documentation shall be provided justifying why the antenna cannot be a concealed device; and
 - iv. Antennas on existing towers for collocation purposes. To minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the following:
 - 1) A tower that is modified or reconstructed to accommodate the collocation of additional antennas shall be of the same tower type as the existing tower, unless the Department of Building and Neighborhood Services permits reconstruction as a monopole, or otherwise determines that a different tower type would enhance collocation possibilities;
 - 2) An existing tower may be modified or rebuilt to a taller height, not to exceed 30 feet over the tower's original height, to accommodate the collocation of additional antennae. The tower's pre-modification height shall be used to calculate distance

separation requirements; and
3) A tower that is being rebuilt to accommodate the collocation of an additional antenna may be moved within 50 feet of its existing location, or elsewhere on the site, as determined by the Department of Building and Neighborhood Services. After the tower is rebuilt to accommodate collocation, only one tower may remain on the site. The relocation of a tower shall in no way be deemed to cause a violation of this Subsection.

10. Administrative Appeal

If an administrative final action is for disapproval, then the applicant may file an appeal to the FMPC.

11. FMPC Final Action

Except for telecommunications towers approved administratively in accordance with Clause 5.1.4.T.9, Administrative Final Action, all other towers or antennas must obtain approval by the FMPC, pursuant to Section 20.12, Site Plan.

12. Approval Criteria

The applicable review body shall consider the following criteria in approving applications for towers and antennas and may impose conditions necessary to minimize adverse effects of proposed towers or antennas on adjoining properties:

- a. The applicable standards of the zoning district;
- b. The standards in this Subsection and other applicable standards in this Ordinance;

- c. Tower or antenna height;
- d. Surrounding topography;
- e. Surrounding tree coverage and foliage;
- f. Proposed ingress and egress; and
- g. Availability of suitable existing towers, other structures, or alternative technologies that do not require a tower or structure. No new tower shall be permitted unless the applicant submits evidence that meets one of the following criteria that no existing tower, structure, or alternative technology can accommodate the applicant's proposed antenna:
 - i. No existing towers or structures are located within the geographic area that meets the applicant's engineering conditions consistent with these requirements;
 - ii. Existing towers or structures are of insufficient height to meet the applicant's engineering requirements, or they have insufficient structural strength to support the applicant's proposed antenna and related equipment;
 - iii. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna;
 - iv. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure, or to adapt

an existing tower or structure for sharing exceed the cost of new tower development;

v. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable; or

vi. The applicant demonstrates that an alternative technology that does not require the use of towers or structures is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology un-suitable.

13. Maintenance

To ensure the structural integrity of towers and antennas, owners shall ensure that they are maintained in compliance with standards contained in applicable building codes and the applicable standards published by the Electronic Industries Association.

If, upon inspection, the tower or antenna fails to comply with such codes and standards and constitutes a danger to persons or property, then, upon notice being given, the owner shall have 30 days to bring such tower or antenna into compliance. Failure to do so shall constitute grounds for the removal of the tower or antenna at the owner's expense.

14. Removal of Abandoned Towers and Antennas

Any tower or antenna that is not operated for a continuous period of 12 months or more shall be considered to have been abandoned, and the owner

shall remove the same within 90 days of receipt of notice of abandonment from the Department of Building and Neighborhood Services. Failure to remove an abandoned tower or antenna within said 90 days shall be grounds to remove the tower or antenna at the owner's expense.

If there are two or more users of a single tower, then this provision shall not become effective until all users abandon the tower. A performance agreement shall be established with appropriate financial security to defray the costs of removal.

15. Nonconforming Towers

a. Nonconforming towers and antennas approved prior to the effective date of this Ordinance shall be permitted to continue their usage as they presently exist. Routine maintenance shall be permitted. All other construction or improvements must comply with this Ordinance.

b. Notwithstanding Clause 5.1.4.T.14, Removal of Abandoned Towers and Antennas, nonconforming towers or antennas that are damaged or destroyed may be rebuilt without having to meet separation requirements. Building permits to rebuild the facility shall be obtained within 180 days from the date the facility is damaged or destroyed. If no permit is obtained or if the permit expires, then the tower or antenna shall be deemed abandoned.

U. Townhouses

In the 1ST district, townhouses are permitted only outside of the FWO and FFO.

V. Uses with Drive-In/Drive Through Facilities

See Paragraph 5.2.7.F, Drive-In/Drive-Through Facilities.

W. Vehicle Sales and Rental

1. Vehicle sales and rental shall not be located on a street intersection composed of two or more arterial streets.
2. Vehicle sales and rental is not permitted on any lot within 200 feet of a dwelling or residential lot.

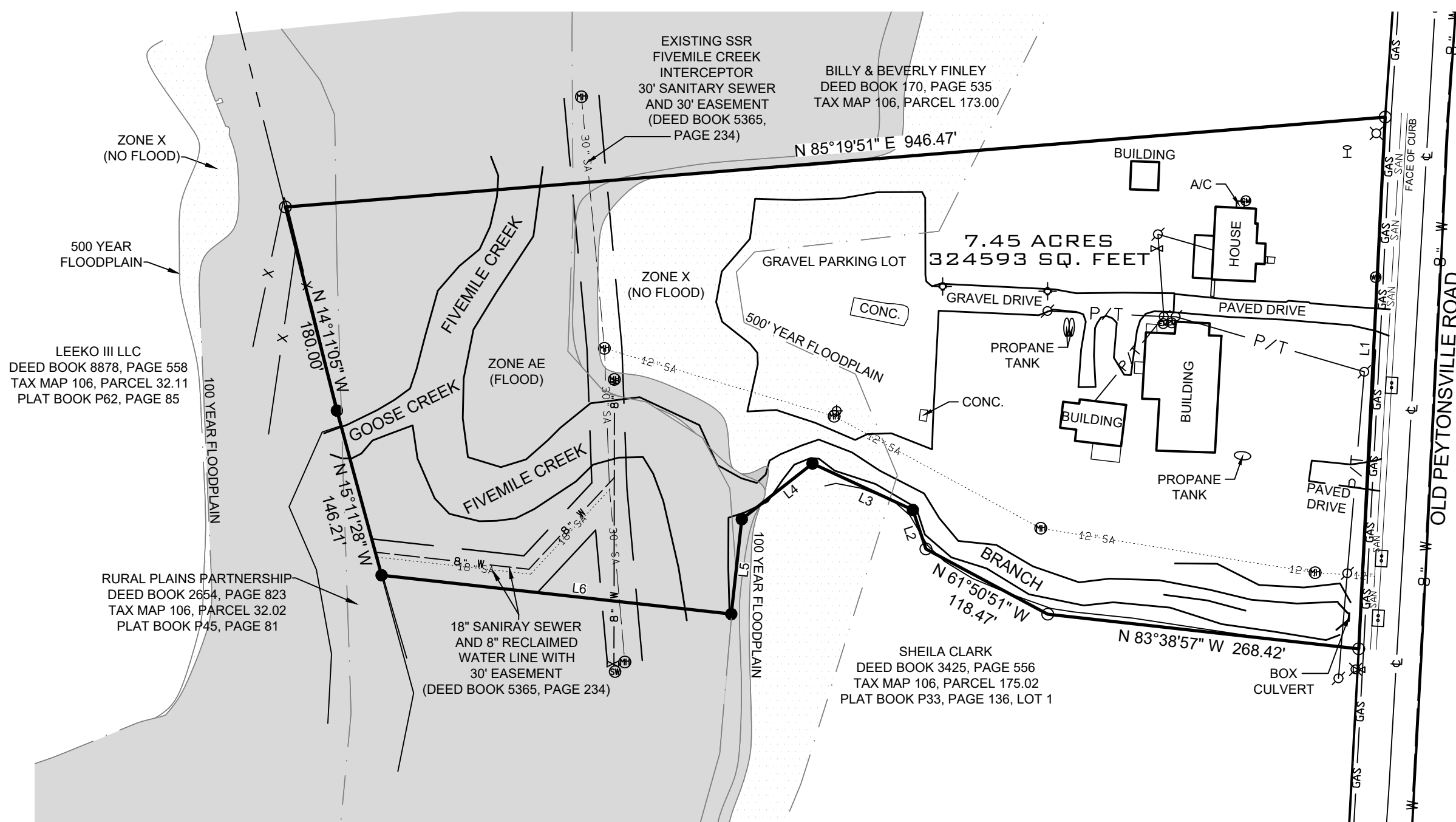
X. Vehicle Service, Repair, or Wash Facilities

1. Vehicle service, repair, or wash facilities shall take place within an enclosed structure when located:
 - a. Within 500 feet of a dwelling; or
 - b. Within 500 feet of an arterial street or higher classification as shown in Connect Franklin.
2. Vehicle service areas or washing bays shall be placed to the side or rear of the building and they shall be screened from off-site when not within an enclosed structure.



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

SCALE 1" = 100'



1. A portion of the described tract lies within Floodplain, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47187C0355F on the Flood Insurance Rate Maps for City of Franklin, Tennessee (effective date September 29, 2006).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

6. The field data was gathered on , 2024 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12, R12i).

LINE	BEARING	DISTANCE
L1	S 02°50'42" W	456.33'
L2	N 18°40'58" W	35.31'
L3	N 65°11'16" W	94.83'
L4	S 51°50'21" W	77.17'
L5	S 06°18'55" W	81.79'
L6	N 83°40'29" W	301.80'






























SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY, THAT THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND
IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE
STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

VICINITY MAP
(NOT TO SCALE)



LEGEND

	IRON PIN SET		WATER VALVE
	IRON PIN FOUND		STORM MANHOLE
	CALCULATED POINT		SANITARY SEWER MAN HOLE
	FIRE HYDRANT		SATELLITE DISH
	UTILITY POLE		ELECTRIC METER
	SPIGOT		GAS METER
	CLEAN OUT		WATER METER
	VENT PIPE		CATCH BASIN
	SEWER BOX		
	P/T		OVERHEAD POWER & TELEPHONE
	X		FENCE LINE
			CENTERLINE
	SAN		SANITARY SEWER LINE
	G		GAS LINE
	W		WATER LINE

PROJECT

24-0620

SHEET

1 OF 1

DATE:
23 SEPT 2024

SCALE:

DRAWN BY:

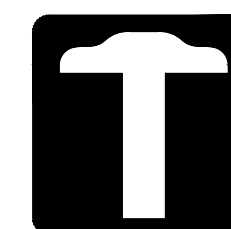
REVIEWER:

REVISIONS

NO.

DATE _____

BOUNDARY AS-BUILT SURVEY
CHARLENE THONI
400 OLD PEYTONSVILLE RD
DEED BOOK 171, PAGE 438
TAX MAP 106, PARCEL 175.00
WILLIAMSON COUNTY, TENNESSEE



T-SQUARE ENGINEERING
SURVEY DIVISION

111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064