



Executive Summary

Sanctuary Village is a true in-town neighborhood within the City of Franklin, in walking and biking distance of Franklin's historic Main Street, Angel Medical Center, and the popular Greenway along the Little Tennessee River.

Following the principles of Traditional Neighborhood Design, Sanctuary Village will be a neighborhood that honors the traditions of best-loved places the world over, where citizens of all ages and with a wide range of incomes can engage in the pleasures of real community. This new community will feel familiar to those who have experienced life in the best of our nation's oldest neighborhoods, where shops, cafes, bookstores, cultural events, and community gathering spots are within a short walk.

This summary describes some of the features of Sanctuary Village.

Pedestrian-Friendly Design. Sanctuary Village will reward the pedestrian experience. That means wide sidewalks and narrower, safer streets. It also means interior parks, plazas, and walking paths that make strolls inviting. Wherever possible, dedicated parking will be in the rear of homes to give prominence to porches and welcoming facades instead of garages.

Mixed-Use Community. Rather than having rigid boundaries between homes and businesses that can only be traversed by an automobile, the plan for Sanctuary Village places homes and businesses close together, so that residents can walk easily to restaurants and shops. Most of the commercial activity is concentrated in the Village Center, located in the southeast corner of Sanctuary Village. However, residents may operate small businesses that don't generate a lot of noise or traffic in other parts of the community as well. "Live-works" are a special type of building for those who want a modest business on the ground floor and living quarters above.

Smaller Homes. Right-sized homes, with lower energy costs and minimal maintenance over the long term, offer practical advantages but also improve the quality of live by harmonizing with inviting civic space. Detached homes range in size from cottages to larger single-family homes. "Mansion flats" offer the convenience of condominium living in elevator-served buildings that resemble a large, single-family home and fit easily into the neighborhood. All homes take advantage of the latest green-building technologies and materials.

Covenants and Restrictions. Although Sanctuary Village welcomes the public to its businesses and most of the streets within Sanctuary Village are to be dedicated to the public, much of the community is maintained by a property owners' association. The association will maintain sidewalks, parks, streetlights, alleys, any streets that are not dedicated to the public, and any recreational facilities that may be developed in the future. A recorded declaration of covenants and restrictions is binding on each homeowner and governs the operation of Sanctuary Village. Residential property owners will be members of the association and will pay assessments, which are secured by a lien on the lot.

The association is a nonprofit corporation managed by an Executive Board, which makes day-to-day decisions about the operation of the community. The developer appoints the members of the executive board at the beginning of the community life, but as the community matures, the homeowners elect members of the Board. The Declaration and the association's articles of incorporation and bylaws govern operation of the association and executive board.

Some or all of the commercial portions of the Village Center may be kept separate from the recorded declaration to allow common areas that serve the businesses to be maintained and operated more efficiently. If commercial property is made subject to the Declaration, it will be part of the association and contribute assessments toward the maintenance of the community. The operation of the businesses and maintenance of the commercial common areas is not subject to association control, and homeowners will not pay for the maintenance of commercial common areas.

Architectural Review and Other Covenants. The Declaration establishes the Design Code and requires architectural review of both new construction and later modifications. Architects and builders must be approved. Property may be sold with a time limit for construction that requires the buyer to build a primary building within a certain amount of time. The purpose of this restriction is to allow for neighborhood development and to discourage speculation that results in empty lots. If the buyer doesn't comply with the time limit, the developer has the right to repurchase the lot.

Maintenance Zones. The Declaration contains provisions for Maintenance Zones—smaller areas within Sanctuary Village that require special shared maintenance, either to the parcels or to shared common areas. An example of maintenance to a parcel would be landscape services provided to certain lot types. An example of a shared common area would be a landscaped courtyard or a parking area intended to be used by a small group of homes. The Maintenance Zone is intended to be a flexible concept to allow the provision of specialized services as necessary. Costs for such services are assessed to the parcels within the Maintenance Zone. Maintenance Zones may be designated at the time the property is submitted to the declaration, or may be designated later by the Board of Directors.

This executive summary describes the key provisions of those documents. For a full understanding, please read the complete documents.