

SITE DATA: PROJECT NAME: PROJECT NUMBER: SUBDIVISION: LOT NUMBER: ADDRESS: CITY: COUNTY: CIVIL DISTRICT: MAP, GROUP, PARCEL NUMBERS: EXISTING ZONING: PROPOSED ZONING:

CHARACTER AREA OVERLAY: APPLICABLE DEVELOPMENT STANDARD: TOTAL ACREAGE: TOTAL SQUARE FOOTAGE: MINIMUM REQUIRED SETBACKS:

TRADITIONAL 37,072.81 SF FRONT YARD: 29.5' REAR YARD: 30'

GIST STREET PUD SUBDIVISION

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CAO - COLUMBIA AVE OVERLAY

1365 & 1367 COLUMBIA AVE

FRANKLIN, TN

9TH CIVIL DISTRICT

078K B 01900 & 01901

WILLIAMSON

TENNESSEE

SD-R (4.71)

SIDE YARD: 5'

FRANKLIN, TN 37064

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greggamble209@gmail.com GREG GAMBLE

NOT REQUIRED

2 PER HOME

BOB BASS

SUITE 200

615.975.5765

BOB BASS/CHARLES DEBRAY 204 LEWISBURG AVE

GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY

OWNER/APPLICANT: ADDRESS

CONTACT

PLANNER/LANDSCAPE ARCHITECT: ADDRESS

> OFFICE PHONE **EMAIL ADDRESS** CONTACT

2 EXISTING SINGLE FAMILY HOMES BUILDING SQUARE FOOTAGE: **BUILDING HEIGHT:** 3 STORY MAX LANDSCAPE SURFACE RATIO:

MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED: MINIMUM PARKING REQUIRED: EXISTING PARKING: PARKING PROVIDED: RESIDENTIAL DENSITY:

2 PER HOME 4.71 DUA (4 SINGLE FAMILY DETACHED HOMES) 0.35 AC

EXISTING TREE CANOPY: PRESERVED TREE CANOPY: 0.35 AC PARKLAND N/A OPEN SPACE:

### **STATEMENT OF IMPACTS**

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON GIST STREET

DRAINAGE FACILITIES PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS FRANKLIN ELEMENTARY SCHOOL FREEDOM MIDDLE SCHOOL

REFUSE COLLECTION REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

MINERAL RIGHTS NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

## **CONNECTIVITY INDEX**

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

# PARKLAND DEDICATION N/A UNDER THRESHOLD

## LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

## LOCAL COMPATIBILITY

NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119' TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET

## TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC 22 DAILY ENTER DAILY EXIT AM PEAK HOUR TOTAL AM PEAK HOUR ENTER AM PEAK HOUR EXIT MID PEAK HOUR TOTAL MID PEAK HOUR ENTER MID PEAK HOUR EXIT PM PEAK HOUR TOTAL PM PEAK HOUR ENTER PM PEAK HOUR ENTER

5.7.2015

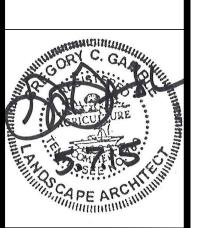
Drawing Notes:

**GAMBLE** 

**DESIGN COLLABORATIV** DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

STREET F
DEVELO!
Parcels 19 & 1



GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TENNESSEE 37064 GREG GAMBLE greggamble209@gmail.com 615.975.5765

DEVELOPMENT PLAN