



**GAMBLE**  
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

**GIST STREET PUD SUBDIVISION  
DEVELOPMENT PLAN**  
Parcels 19 & 19.01 on Map 78K B  
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 230  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
ggamble209@gmail.com  
615.975.5765

**DEVELOPMENT  
PLAN**

**C 3.0**

**SITE DATA:**  
PROJECT NAME: GIST STREET PUD SUBDIVISION  
PROJECT NUMBER: 5836  
SUBDIVISION: GIST STREET PUD SUBDIVISION  
LOT NUMBER: NA  
ADDRESS: 1365 & 1367 COLUMBIA AVE  
CITY: FRANKLIN, TN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 9TH CIVIL DISTRICT  
MAP, GROUP, PARCEL NUMBERS: 078K B 01900 & 01901  
EXISTING ZONING: R3  
PROPOSED ZONING: SD-R (4.71)

CHARACTER AREA OVERLAY: CFCO-7  
CAO - COLUMBIA AVE OVERLAY  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
TOTAL ACREAGE: 0.85 AC  
TOTAL SQUARE FOOTAGE: 37,072.81 SF  
MINIMUM REQUIRED SETBACKS:  
FRONT YARD: 29.5'  
REAR YARD: 30'  
SIDE YARD: 5'

**OWNER/APPLICANT:** BOB BASS/CHARLES DEBRAY  
ADDRESS: 204 LEWISBURG AVE  
FRANKLIN, TN 37064  
CONTACT: BOB BASS

**PLANNER/LANDSCAPE ARCHITECT:** GAMBLE DESIGN COLLABORATIVE  
ADDRESS: 144 SOUTHEAST PARKWAY  
SUITE 200  
FRANKLIN, TN 37064  
OFFICE PHONE: 615.975.5765  
EMAIL ADDRESS: ggamble209@gmail.com  
CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 2 EXISTING SINGLE FAMILY HOMES  
BUILDING HEIGHT: 3 STORY MAX  
LANDSCAPE SURFACE RATIO: .40  
MINIMUM LANDSCAPE RATIO: .20  
INCOMPATIBLE-USE BUFFER REQUIRED: NOT REQUIRED  
MINIMUM PARKING REQUIRED: 2 PER HOME  
EXISTING PARKING: N/A  
PARKING PROVIDED: 2 PER HOME  
RESIDENTIAL DENSITY: 4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)  
EXISTING TREE CANOPY: 0.35 AC  
PRESERVED TREE CANOPY: 0.35 AC  
PARKLAND: N/A  
OPEN SPACE: N/A

**STATEMENT OF IMPACTS**

**WATER**  
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

**SEWER**  
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  
CENTENNIAL HIGH 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: CFCO-7  
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 PROPOSED 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 AT 29.5'.

**TRIP GENERATION**

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

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR EXIT	1

