

MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST

MAP 106, PARCELS 180.01 & 180.02
FRANKLIN, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS

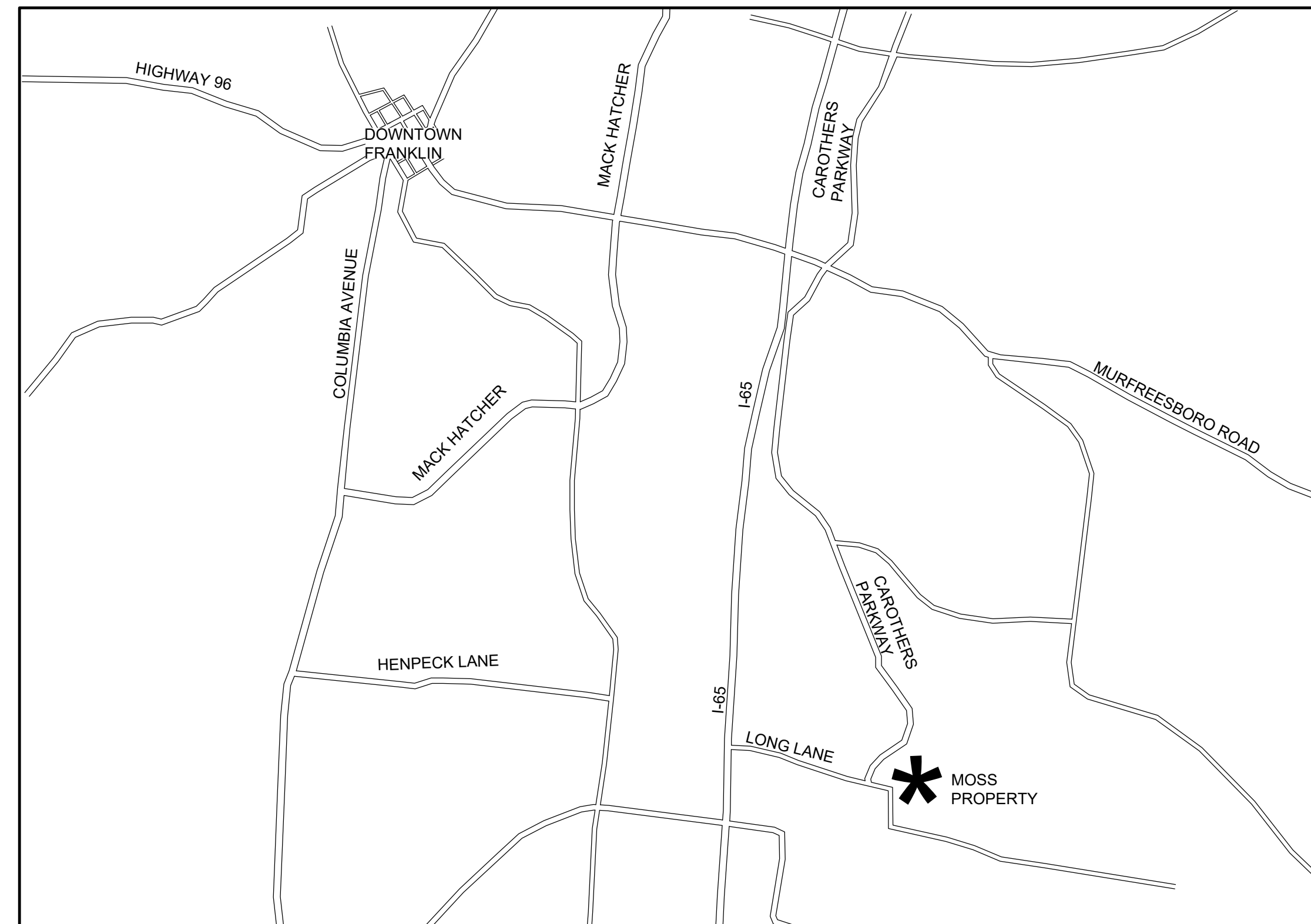
OWNER:
WILLIAM BARRY MOSS
4360 LONG LANE
FRANKLIN, TN 37064

DEVELOPER:
THE JONES COMPANY
DAVE PITTA
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 804-4724
davepitta@livejones.com

APPLICANT/LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
(615) 975-5765
greggamble209@gmail.com

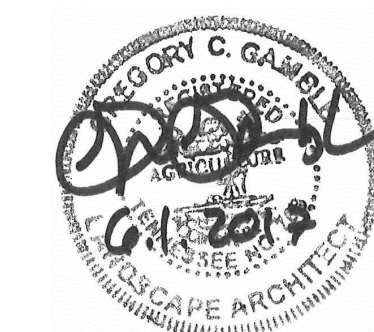
CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET, SUITE 201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
HFR SURVEY
MICHAEL STORY, RLS
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500

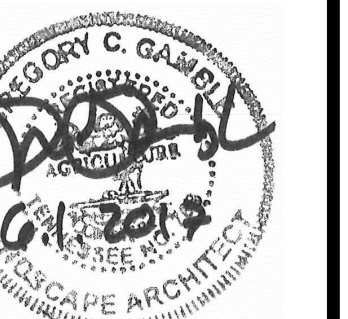


NOT TO SCALE

10TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



MAY 8, 2017
COF # 6441
Revisions
1. JUNE 1, 2017



ISSUED: APRIL 10, 2017

Revision Date

1 June 1, 2017

Revision symbols: triangle, circle, square

OVERALL EXISTING CONDITIONS

CI.0

COF # 6440

SITE DATA

PROJECT NAME: MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #: 6440
SUBDIVISION: N/A
LOT NUMBER: N/A
ADDRESS: 4360 LONG LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10TH OF WILLIAMSON COUNTY
EXISTING ZONING: MGA-1
PROPOSED ZONING: SD-R (1.71)
CHARACTER AREA OVERLAY: GCCO-6
OTHER APPLICABLE OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 17.59 AC (TOTAL SITE), 15.39 AC (106---18001), 1.83 AC (106---18002), 0.37 AC (106---18003)
MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ANY STREET: 15', SIDE YARD: 5', CORNER SIDE YARD: 15', REAR YARD: 10'
OWNER: WILLIAM BARRY MOSS, 4360 LONG LANE, FRANKLIN, TN 37064
APPLICANT: GAMBLE DESIGN COLLABORATIVE, 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064, GREG GAMBLE, (615) 975-5765, greggamble209@gmail.com
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 20 (153,244 SF REQUIRED), 56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT: 2 SPACES PER HOME
EXISTING PARKING: N/A
PARKING PROVIDED: 171 DUJ, 149,338 SF (19% OF TOTAL SITE)
RESIDENTIAL DENSITY: 30 X 1200SF = 36,000SF
TREE CANOPY: FEES IN LIEU
PARKLAND: 15% REQUIRED (2.64 AC), 56% PROVIDED (9.83 AC), 1.18 AC, 8.65 AC PROVIDED
OPEN SPACE: FORMAL, INFORMAL

500' ADJACENT PROPERTY OWNERS

Table with columns: PARCEL NUMBER, PROPERTY ADDRESS, OWNER, OWNER STREET, CITY, STATE, ZIP, ZONING, CHARACTER AREA, DEVELOPMENT STANDARD. Lists adjacent property owners including Moss Blanche C Family, TeDean LP, Moss William Barry, and various other owners in the area.

LEGAL DESCRIPTIONS

PARCEL 180.01
Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows: Thence, continuing N00°40'0"E, a distance of 487.57 feet to a point; thence, N06°24'59"W, a distance of 53.10 feet to a point; thence, N18°30'59"W, a distance of 54.91 feet to a point; thence, N31°24'59"W, a distance of 52.76 feet to a point; thence, N47°30'05"W, a distance of 47.36 feet to a point; thence, N54°14'14"E, a distance of 41.07 feet to a point; thence, S82°08'44"E, a distance of 301.11 feet to a point; thence, N77°53'16"E, a distance of 12.98 feet to a point; thence, N38°52'16"E, a distance of 14.25 feet to a point; thence, N19°32'36"E, a distance of 251.97 feet to a point; thence, N46°19'26"E, a distance of 649.66 feet to a point; thence, N72°13'18"E, a distance of 606.76 feet to a point; thence, S06°40'15"W, a distance of 219.78 feet to a point; thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING. Containing 670,540.05 square feet or 15.3955 acres, more or less. The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 6599, Page 77 with the Williamson County Register of Deeds.

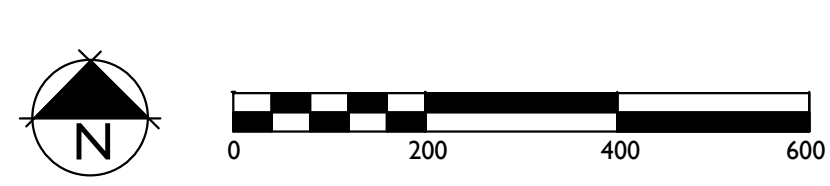
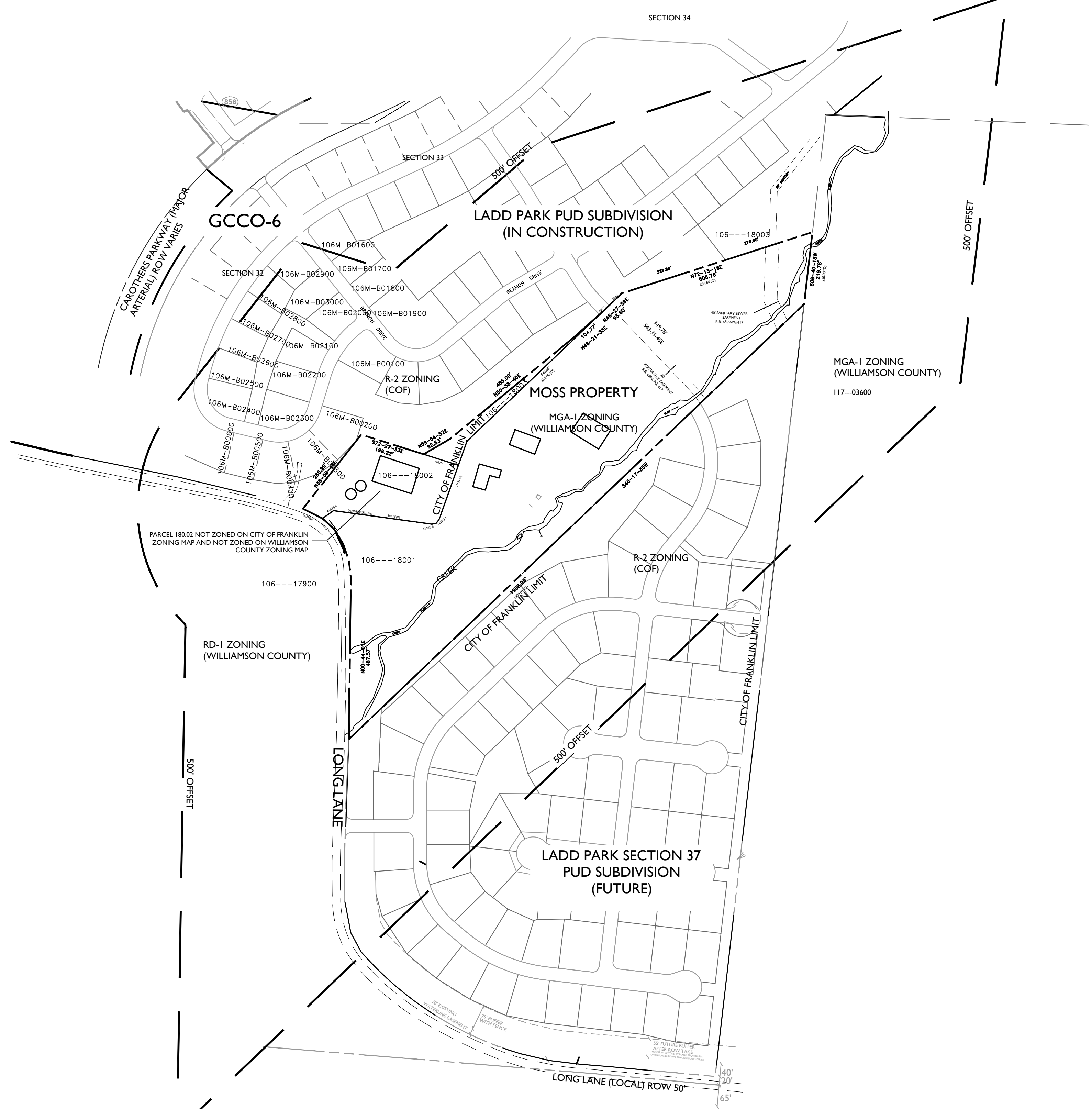
PARCEL 180.02
Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows: Thence, continuing N63°33'31"W, a distance of 66.51 feet to a point; thence, N38°09'46"E, a distance of 285.99 feet to a point; thence, S72°27'33"E, a distance of 198.22 feet to a point; thence, continue easterly along said line, a distance of 110.67 feet; thence, S19°32'14"W, a distance of 174.77 feet to a point; thence, S38°52'16"W, a distance of 14.25 feet to a point; thence, S77°53'16"W, a distance of 12.98 feet to a point; thence, N82°08'44"W, a distance of 301.11 feet to a point; thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING. Containing 79,697.38 square feet or 1.8296 acres, more or less. The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 4924, Page 295 with the Williamson County Register of Deeds.

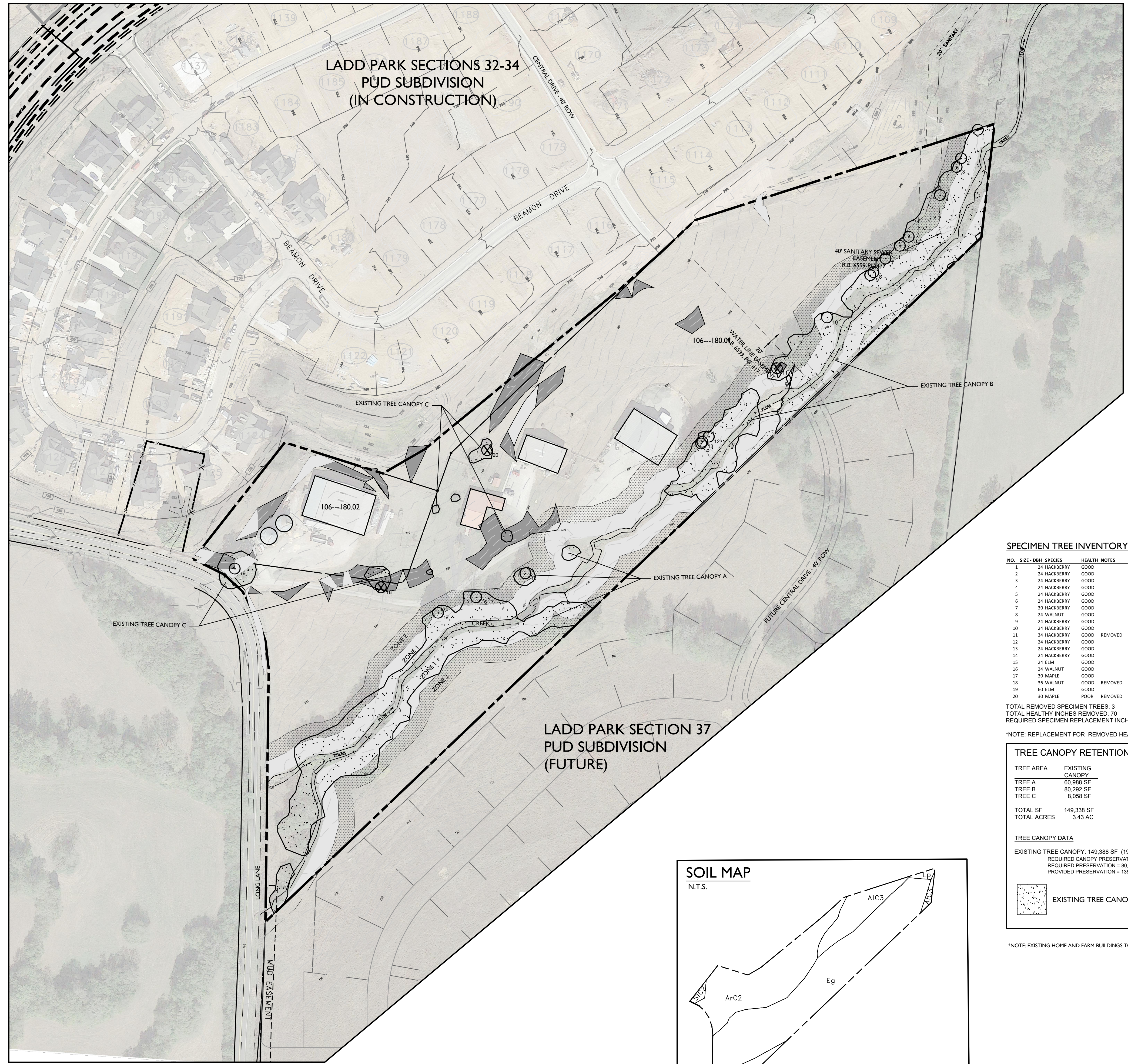
PARCEL 180.03
Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows: Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point; thence, N59°54'52"E, a distance of 92.53 feet to a point; thence, N50°38'40"E, a distance of 485.00 feet to a point; thence, N48°21'33"E, a distance of 104.77 feet to a point; thence, N46°27'58"E, a distance of 40.00 feet to a point; thence, continue northeasterly along said line, a distance of 53.60 feet; thence, S46°17'35"W, a distance of 649.66 feet to a point; thence, S19°32'14"W, a distance of 77.21 feet to the POINT OF BEGINNING. Containing 16,063.05 square feet or 0.3688 acres, more or less. The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

NOTE:
1. ALL PARCELS ARE INCLUDED IN PUD DEVELOPMENT PLAN AND REZONING REQUEST.
2. ONLY PARCEL 180.01 IS INCLUDED IN ANNEXATION



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY: HFR DESIGN, MICHAEL STORY RLS, TN # 1889, 214 CENTERVIEW DRIVE, SUITE 300, BRENTWOOD, TN 37027, (615) 370-8500
NOTE: HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER, ON ADJOINING PROPERTIES AND ALONG LONG LANE. OLDER FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS BY SEI WERE USED TO GENERATE THIS INFORMATION. THE REMAINING INFORMATION ON THE MOSS PROPERTY WAS TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO THE FIELD SURVEY DATA.
AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW FIELD RUN TOPO.



SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #:	6440
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC (106---18003)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	15'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN, TN 37064 GREG GAMBLE (615) 975-5765 greggambledesign@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	1.71 DUA
RESIDENTIAL DENSITY:	149,338 SF (19% OF TOTAL SITE)
TREE CANOPY:	30 X 1200SF = 36,000SF
PARKLAND:	FEES IN LIEU
OPEN SPACE:	15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC)
FORMAL:	1.18 AC
INFORMAL:	8.65 AC PROVIDED

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILDFORTON UTILITY DISTRICT. WATER MAINS ARE LOCATED IN LONG LANE AND IN CENTRAL DRIVE.
30SFU * 350 GPD = 10,500 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT TO MAIN LINE RUNNING FROM LADD PARK SECTION 34 TO LADD PARK SECTION 37. THIS LINE RUNS DOWN CENTRAL DRIVE THROUGH THIS SECTION.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
LONG LANE IS A LOCAL ROAD IN FRONT OF THIS PROPERTY. TO THE EAST OF THIS PROPERTY LONG LANE IS A MINOR COLLECTOR. CENTRAL DRIVE, A LOCAL ROAD, CONTINUES ACROSS THIS PROPERTY AND CONNECTS TWO SECTIONS OF LADD PARK. LOCAL ROAD 'A' PROVIDES A CONNECTION TO LONG LANE, AND THROUGH THIS NETWORK PROVIDES ANOTHER MEANS OF INGRESS/EGRESS TO THE LADD PARK COMMUNITY.

DRAINAGE FACILITIES:
THE STORM DRAINAGE IS HANDLED BY A DETENTION POND AND THEN TREATED WITH BIO-RETENTION.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 7.4 MILES
FIRE - STATION #2, 907 MURFREESBORO RD., 5.5 MILES
RECREATIONAL - WINSTEAD HILL PARK, 4023 COLUMBIA AVE., 6.8 MILES

PROJECTED STUDENT POPULATION:
30 X 0.64 STUDENTS = 20 PROJECTED STUDENTS

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

RESTRICTIVE COVENANTS:
THIS PUD WILL HAVE A HOMEOWNERS ASSOCIATION.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA: GCCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ENVISION FRANKLIN: SINGLE FAMILY RESIDENTIAL

IN COMPLIANCE WITH BOTH THE GOCO AND ENVISION FRANKLIN, THE MOSS PROPERTY PUD HAS BEEN DESIGNED WITH SINGLE-FAMILY HOMES. THIS NEW DEVELOPMENT WAS DESIGNED TO BE CONSISTENT WITH THE HIGHLANDS AT LADD PARK COMMUNITY, WHICH FLANKS THIS NARROW PROPERTY ON TWO SIDES. SINGLE-FAMILY HOME LOTS ARE COMPARABLE IN SIZE TO THE ADJACENT LADD PARK. MOST OF THE OPEN SPACE IS ON THE SOUTH SIDE OF THE PROPERTY WHICH PRESERVES A STREAM AND STREAM BUFFER FEATURE.

LOCAL COMPATIBILITY AND DESIGN CONCEPT:

THE MOSS PROPERTY WAS CONSIDERED AS A POTENTIAL ADDITION TO THE HIGHLANDS AT LADD PARK DEVELOPMENT IN EARLIER STAGES OF ITS DESIGN. WORKING WITH THE PROPERTY OWNER, THE DEVELOPMENT TEAM AT LADD PARK CREAMED A MASTER PLAN THAT WOULD ALLOW FUTURE INTEGRATION OF THE MOSS PROPERTY INTO THE COMMUNITY. THIS WAS ACHIEVED BY DESIGNING CENTRAL DRIVE TO CROSS THE MOSS PROPERTY AND PROVIDE CONNECTION BETWEEN TWO NEIGHBORHOODS IN THE LADD PARK COMMUNITY. THE MOSS PROPERTY ALSO PROPOSES A CONNECTION BACK TO LONG LANE. THE SEGMENT OF CENTRAL DRIVE THAT CROSSES THIS PROPERTY, AS WELL AS LOCAL ROAD 'A', ARE BEING DESIGNED WITH A 40' ROW TO BE CONSISTENT WITH THE REST OF LADD PARK.

LOT SIZES ARE CONSISTENT WITH THE ADJACENT LADD PARK. THE DENSITY (1.71 DUA) OF THE MOSS PROPERTY IS ALSO CONSISTENT WITH THE ALMOST 2 DUA OF LADD PARK.

SPECIMEN TREE INVENTORY

NO.	SIZE - DBH	SPECIES	HEALTH NOTES
1	24	HACKBERRY	GOOD
2	24	HACKBERRY	GOOD
3	24	HACKBERRY	GOOD
4	24	HACKBERRY	GOOD
5	24	HACKBERRY	GOOD
6	24	HACKBERRY	GOOD
7	30	HACKBERRY	GOOD
8	24	WALNUT	GOOD
9	24	HACKBERRY	GOOD
10	24	HACKBERRY	GOOD
11	34	HACKBERRY	GOOD REMOVED
12	24	HACKBERRY	GOOD
13	24	HACKBERRY	GOOD
14	24	HACKBERRY	GOOD
15	24	ELM	GOOD
16	24	WALNUT	GOOD
17	30	MAPLE	GOOD
18	36	WALNUT	GOOD REMOVED
19	60	ELM	GOOD
20	30	MAPLE	POOR REMOVED

TOTAL REMOVED SPECIMEN TREES: 3
TOTAL HEALTHY INCHES REMOVED: 70
REQUIRED SPECIMEN REPLACEMENT INCHES: 140

*NOTE: REPLACEMENT FOR REMOVED HEALTHY INCHES IS 2:1

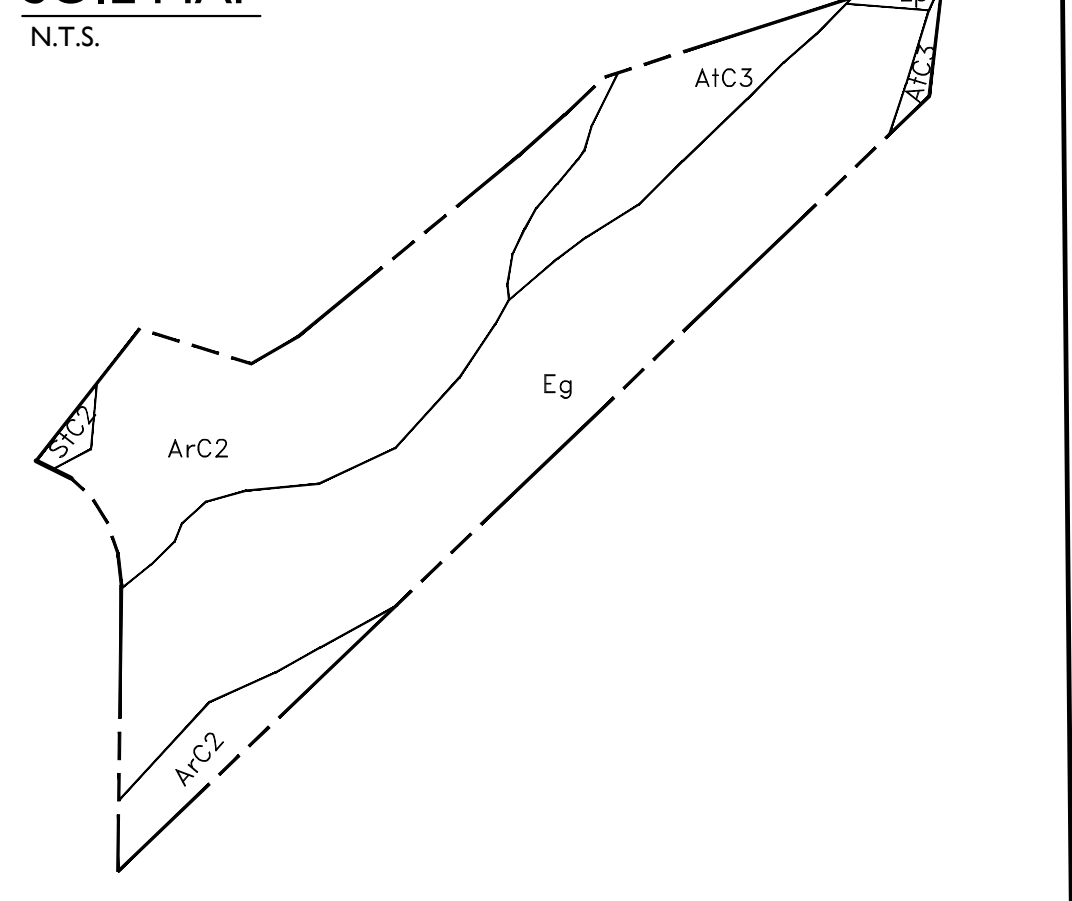
TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY
TREE A	80,988 SF
TREE B	80,292 SF
TREE C	8,058 SF
TOTAL SF	149,338 SF
TOTAL ACRES	3.43 AC

TREE CANOPY DATA
EXISTING TREE CANOPY: 149,338 SF (19% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 84%
REQUIRED PRESERVATION = 80,843 SF (1.85 AC)
PROVIDED PRESERVATION = 135,270 SF (91% OF CANOPY)

*NOTE: EXISTING HOME AND FARM BUILDINGS TO BE REMOVED.

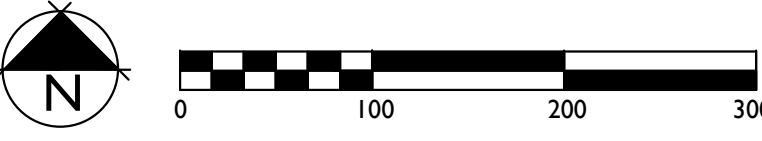
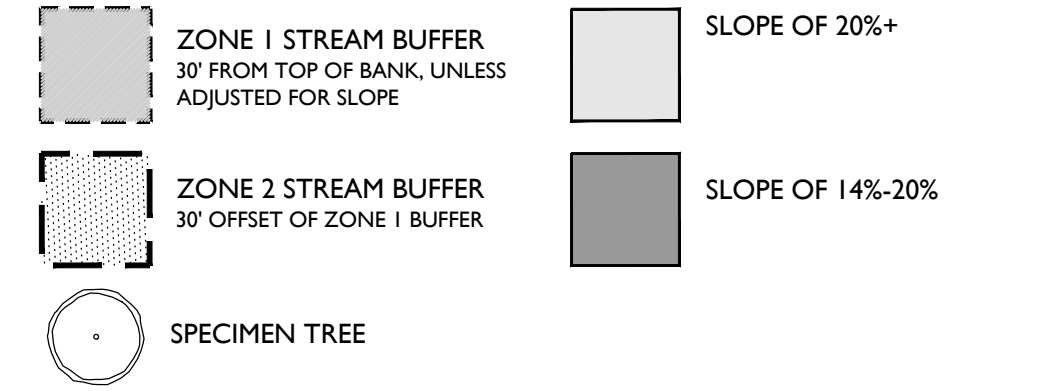
SOIL MAP



LEGEND

ArC2 ARMOUR SILT LOAM; 5% TO 12% SLOPES, ERODED
ArC3 ARMOUR SILTY CLAY LOAM; 5% TO 12% SLOPES, SEVERELY ERODED
Eg EGAM SILT LOAM, PHOSPHATIC
Lp LINDELL SILT LOAM; 0% TO 2% SLOPES, OCCASIONALLY FLOODED
SsC2 STIVERSVILLE SILT LOAM, 5% TO 12% SLOPES, ERODED

KEY



AERIAL IMAGE: C 2017 GOOGLE
MAP DATA: C 2017 GOOGLE

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HFR DESIGN
MICHAEL STORY RLS, TN# 1989
214 CENTERVIEW DRIVE, SUITE 300
BRIENTWOOD, TN 37027
(615) 370-8500

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

NOTE:
HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER. ON ADJOINING PROPERTIES AND ALONG LONG LANE, OLDER FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS BY SEI WERE USED TO GENERATE THIS INFORMATION. THE REMAINING INFORMATION ON THE MOSS PROPERTY WAS TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO THE FIELD SURVEY DATA.

AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW FIELD RUN TOPO.



ISSUED: MAY 8, 2017

Revision Date	
1	June 1, 2017
△	
△	
△	

**ENLARGED
EXISTING
CONDITIONS**