

ANTICIPATED IMPACT ON THE STREETS AS SHOWN IN THE MAJOR THOROUGHFARE PLAN

PERCENTAGES OF SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS			
Street Name	Classification	Entering Traffic	Exiting Traffic
McEwen Drive (west of Carothers Parkway)	Major Arterial	50%	50%
McEwen Drive (between Carothers Parkway and Resource Parkway)	Major Arterial	30%	35%
McEwen Drive (east of Resource Parkway)	Major Arterial	10%	10%
Carothers Parkway (south of McEwen Drive)	Major Arterial	15%	15%
Carothers Parkway (between McEwen Drive and Pacific Drive)	Major Arterial	35%	30%
Carothers Parkway (north of Pacific Drive)	Major Arterial	20%	20%

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS				
Street Name	Classification	Entering Traffic	Exiting Traffic	Total Vehicles Per Day
McEwen Drive (west of Carothers Parkway)	Major Arterial	1,855	1,855	3,710
McEwen Drive (between Carothers Parkway and Resource Parkway)	Major Arterial	1,113	1,298	2,411
McEwen Drive (east of Resource Parkway)	Major Arterial	371	371	742
Carothers Parkway (south of McEwen Drive)	Major Arterial	556	556	1,112
Carothers Parkway (between McEwen Drive and Pacific Drive)	Major Arterial	1,298	1,113	2,411
Carothers Parkway (north of Pacific Drive)	Major Arterial	742	742	1,484

THE FOLLOWING ITEMS OUTLINE RECOMMENDATIONS RELATED TO THE TRAFFIC IMPACT STUDY, PERFORMED BY FISCHBACH TRANSPORTATION, AND ADDITIONAL STAFF RECOMMENDATIONS PER THE THIRD PARTY REVIEW VIA VOLKERT INC. FOR IMPROVEMENTS RELATED TO THIS DEVELOPMENT:

- A TRAFFIC SIGNAL SHOULD BE INSTALLED AT THE INTERSECTION OF E. MCEWEN DRIVE AND RESOURCE PARKWAY; AT THIS TIME, THIS IMPROVEMENT IS REQUIRED PER THE OVATION DEVELOPMENT PLAN
- A TRAFFIC SIGNAL SHOULD BE INSTALLED AT THE INTERSECTION OF CAROTHERS PARKWAY AND RESOURCE PARKWAY
- THE STORAGE BAY ON THE EXISTING, SOUTHBOUND LEFT-HAND TURN LANE FROM CAROTHERS PARKWAY TO PACIFIC DRIVE SHALL BE EXTENDED TO 150'
- FUTURE RIGHT-OF-WAY RESERVATION SHOULD BE PROVIDED ALONG CAROTHERS PARKWAY AND E. MCEWEN DRIVE PER THE HYBRID EXHIBIT OF THE CAROTHERS INTEGRATED GROWTH PLAN. ROW IS TO BE RESERVED AND DEDICATED VIA FINAL SUBDIVISION PLAT AFTER SITE PLAN APPROVAL
- PACIFIC DRIVE SHALL INCLUDE ONE THROUGH LANE IN EACH DIRECTION AND A CONTINUOUS CENTER TURN LANE FROM CAROTHERS PARKWAY TO RESOURCE PARKWAY
- RESOURCE PARKWAY SHALL INCLUDE STORAGE BAYS AND LEFT-HAND TURN LANES INTO THE PROJECT ACCESS LOCATIONS AND TERRAPIN DRIVE INTERSECTION
- THE ACCESS POINTS TO DECK "P" VIA PACIFIC DRIVE AND RESOURCE PARKWAY SHALL PROVIDE ONE ENTRY LANE AND TWO EXIT LANES, STRIPED AS SEPARATE LEFT AND RIGHT TURNS.

ADJUSTED WEEKDAY PEAK PARKING DEMAND (SCENARIO 1)

DAY AND TIME	REQUIRED PARKING SPACES			REDUCED 20% FOR INTERNAL TRIPS	PLUS 5% SPACES IN EXISTING PAVEMENT
	Visitors	Employees/Residents	SUBTOTAL		
Weekday (2:00 PM in June)	489	1,036	1,505	1,204	1,256*
Saturday (7:00 PM in June)	481	100	581	465	517*

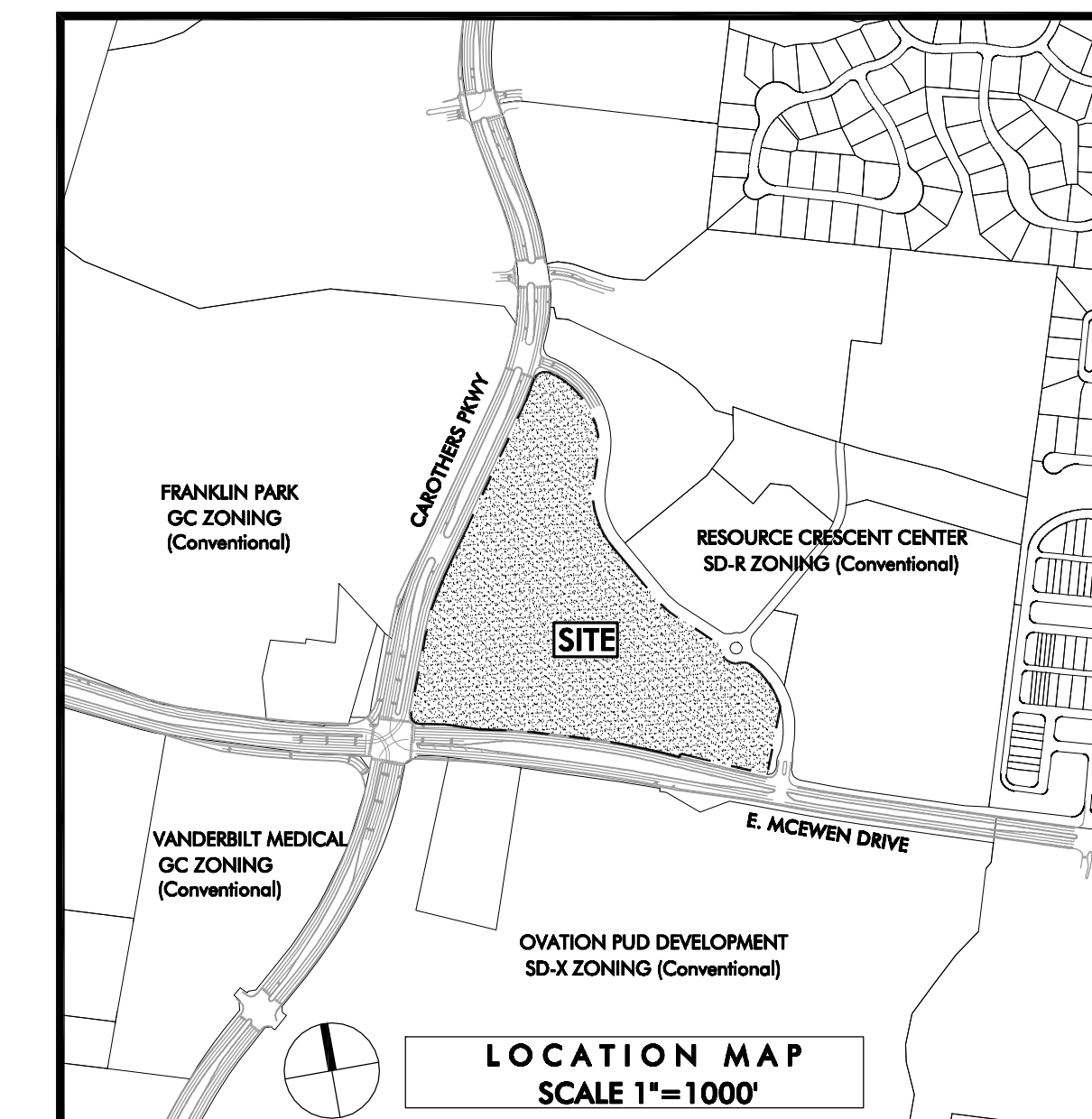
ADJUSTED WEEKDAY PEAK PARKING DEMAND (SCENARIO 2)

DAY AND TIME	REQUIRED PARKING SPACES			REDUCED 20% FOR INTERNAL TRIPS	PLUS 5% SPACES IN EXISTING PAVEMENT
	Visitors	Employees/Residents	SUBTOTAL		
Weekday (2:00 PM in June)	499	1,373	1,872	1,498	1,550*
Saturday (7:00 PM in June)	522	587	1,119	895	947*

\*SEE SHARED PARKING STUDY FOR DETAILS

BUILDING USE MATRIX

BUILDING	DESCRIPTION
A	OFFICE & RESTAURANT
B	HOTEL
C	MULTI-FAMILY & RESTAURANT
D	FLEX COMMERCIAL & OFFICE
E	FLEX COMMERCIAL & OFFICE
F	RESTAURANT
G	RESTAURANT
J	FLEX/TOWNHOUSE
K	FLEX/TOWNHOUSE
L	FLEX/TOWNHOUSE
M	FLEX/TOWNHOUSE
P	GARAGE
Q	GARAGE



SITE DATA

SUBDIVISION/DEVELOPMENT MAP & PARCEL NUMBER ADDRESS	APEX VILLAGE MAP 062, PARCELS 01417 & 01418 CAROTHERS PARKWAY
EXISTING ZONING CHARACTER AREA SPECIAL AREA OTHER APPLICABLE OVERLAYS	GC - GENERAL COMMERCIAL MCEWEN 4 FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO) CONVENTIONAL
DEVELOPMENT STANDARD	
ACREAGE OF SITE SQUARE FOOTAGE OF SITE	+/- 23.61 ACRES +/- 1,028,538 SQ. FT.
RESIDENTIAL DENSITY COMMERCIAL SQUARE FOOTAGE PROPOSED HOTEL KEYS	14.61 DWU/ACRE 350,000 200
PROPOSED ZONING	SPECIFIC DEVELOPMENT VARIETY (SD-X) 14.61, 350,000, 200

MINIMUM REQUIRED SETBACK LINES BUILDING SETBACKS	5 FT.
DEVELOPER: KHRIS PASCARELLA CRESCENT COMMUNITIES 205 POWELL AVENUE NASHVILLE, TN 37027 (615) 312-8242 kpascarella@pearlstreetpartners.com	APPLICANT: JOHN HAAS EDGE 210 12TH AVE. SOUTH - SUITE 202 NASHVILLE, TN 37203 (615) 250-8154 jhaas@edgela.com
BUILDING HEIGHT	12 STORIES MAX.
LANDSCAPE SURFACE RATIO MIN. LANDSCAPE SURFACE RATIO	0.40 0.20
MINIMUM PARKING REQUIREMENT PARKING PROVIDED	SEE CHART THIS PAGE SEE CHART THIS PAGE
EXISTING TREE CANOPY	+/- 7.48 ACRES (32% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	+/- 1.80 ACRES (24% OF EXISTING CANOPY)
*AREA OF PRESERVED TREE CANOPY	+/- 1.35 ACRES (18% OF EXISTING CANOPY)

(\*NOTE: APPLICANT SHALL RESOLVE ANY TREE CANOPY RETENTION ISSUES AT SITE PLAN SUBMITTAL WITH CITY OF FRANKLIN STAFF.)\*

FORMAL OPEN SPACE - REQUIRED	+/- 1.18 ACRES (5% OF GROSS DEVELOPMENT SIZE)
FORMAL OPEN SPACE - PROVIDED	+/- 1.20 ACRES (5% OF GROSS DEVELOPMENT SIZE)
INFORMAL OPEN SPACE - REQUIRED	NONE
INFORMAL OPEN SPACE - PROVIDED	+/- 10.98 ACRES (47% OF GROSS DEVELOPMENT SIZE)
*REQUIRED PARKLAND DEDICATION	+/- 5.23 ACRES
*PROVIDED PARKLAND	+/- 5.24 ACRES
*APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS - SEE NOTES THIS PAGE	

RESIDENTIAL DENSITY NET DENSITY (MINUS ROW) NET DENSITY (MINUS ROW & OVERLAY CONSTRAINTS)	14.61 DUA 14.90 DUA 18.90 DUA
PROPOSED NUMBER OF RESIDENTIAL UNITS BY USE TYPE TOWNHOMES *MULTI-FAMILY UNITS TOTAL UNITS	15 UNITS 330 UNITS 345 UNITS
*MULTI-FAMILY UNITS WILL BE DIVIDED INTO THE FOLLOWING MIX: STUDIOS ONE BEDROOM TWO BEDROOM THREE BEDROOM	+/- 4% - 8% +/- 50% - 54% +/- 38% - 42% +/- 2% - 6%
(NOTE THAT THIS IS AN APPROXIMATE UNIT MIX ONLY - ACTUAL UNIT MIX NUMBERS WILL BE PROVIDED AT SITE PLAN SUBMITTAL)	
PROPOSED SQUARE FOOTAGE BY USE TYPE (NONRESIDENTIAL) OFFICE COMMERCIAL HOTEL	+/- 300,000 SF +/- 50,000 SF 200 KEYS

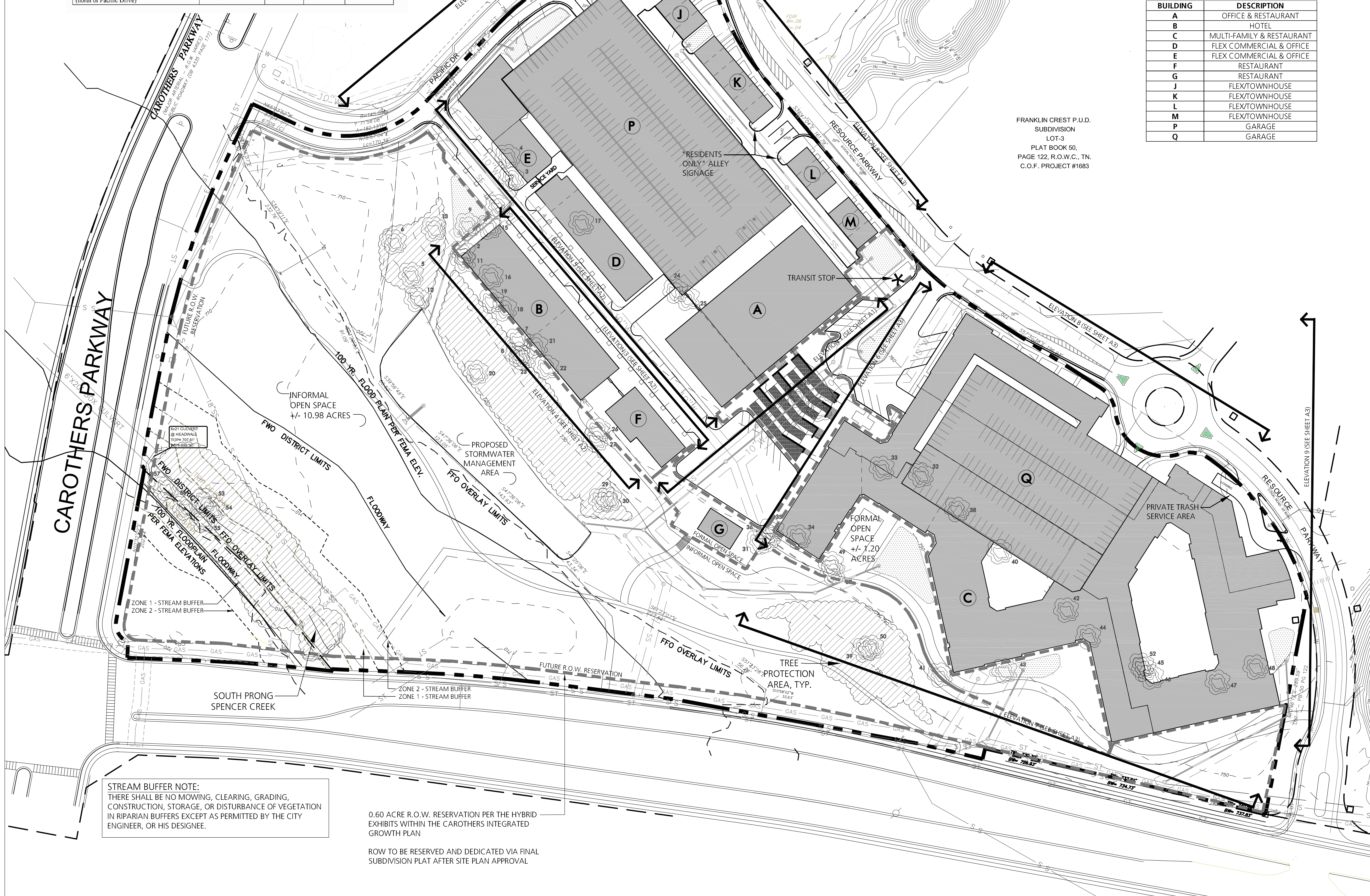
LEGEND

- TREE PROTECTION AREA
- EXISTING SPECIMEN TREE
- LIMITS OF DISTURBANCE

ENGINEERING PROVIDED BY: RYAN MCMASTER KIMLEY-HORN 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 (615) 564-2876 ryan.mcmaster@kimley-horn.com

APPLICANT: JOHN HAAS EDGE 210 12TH AVE. SOUTH SUITE 202 NASHVILLE, TN 37203 (615) 250-8154 jhaas@edgela.com

DEVELOPER: KHRIS PASCARELLA CRESCENT COMMUNITIES 205 POWELL AVENUE NASHVILLE, TN 37027 (615) 312-8242 kpascarella@pearlstreetpartners.com



IMPACT STATEMENT NOTES:

- FROM THIS SITE, IT IS APPROXIMATELY 1.5 MILES TO FIRE STATION 6 ON COOL SPRINGS BOULEVARD AND 5 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE.
- THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY 0.5 MILES EAST OF THE DEVELOPMENT ON MCEWEN DRIVE (LIBERTY PARK), CHEEK PARK AND THE WILLIAMSON COUNTY RECREATION CENTER ARE APPROXIMATELY 5 MILES FROM THE PROPOSED DEVELOPMENT.
- THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 345 MULTI-FAMILY & TOWNHOME UNITS. BASED ON AN AVERAGE OF 0.10 SCHOOL AGE STUDENTS PER MULTI-FAMILY/TOWNHOME HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF ±104 STUDENTS WITHIN THE FOLLOWING CATEGORIES: KENROSE ELEMENTARY (34 STUDENTS), SUNSET MIDDLE (34 STUDENTS), CENTENNIAL HIGH (34 STUDENTS).

- WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 10" & 18" MAINS SURROUNDING THE SITE. WATER AVAILABILITY OF APPROXIMATELY 1160 SFUE HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.
- SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN VIA EXISTING SEWER INFRASTRUCTURE ALONG EAST MCEWEN DRIVE AND CAROTHERS PARKWAY. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 1160 SFUE FOR THE DEVELOPMENT.
- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTES:

- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
- NO STRUCTURES CURRENTLY EXIST ON SITE.
- THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE.

APPLICANT IS REQUESTING THE FOLLOWING:

- SECTION 5.3.5 (3)(b) (ii) RESIDENTIAL DEVELOPMENT REQUIREMENT (DESIGN MODIFICATION)**  
APPLICANT IS REQUESTING THAT MAXIMUM LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING CAN BE GREATER THAN 200 FEET.
- SECTION 5.5.4 - DEDICATION OF PUBLIC LAND FOR PARKS AND GREENWAYS/BLUEWAYS (MODIFICATION OF STANDARDS)**  
APPLICANT IS REQUESTING THAT THE REQUIREMENT FOR PARKLAND DEDICATION BY WAIVED IN LIEU OF A PRIVATELY HELD AND MAINTAINED OPEN SPACE WITH AN ALL ACCESS PUBLIC EASEMENT
- SECTION 5.10.4 (1) (iii) - CONNECTIVITY INDEX REQUIREMENT (MODIFICATION OF STANDARDS)**  
APPLICANT IS REQUESTING THAT THE MINIMUM CONNECTIVITY INDEX SCORE OF 1.65 CANNOT BE ACHIEVED DUE TO THE TOPOGRAPHIC CONDITIONS AND NATURAL FEATURES OF THE SITE.

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CONSULTANTS

01/05/17

PROJECT TITLE

**APEX VILLAGE  
PUD DEVELOPMENT PLAN**

C.O.F. #6305  
FRANKLIN, TN

CLIENT

**CRESCENT COMMUNITIES LLC**

PROJECT NO. COF #6305  
Date 12/12/16

Revisions

1. PER CITY COMMENTS 01.05.17

Sheet Title

**OVERALL DEVELOPMENT PLAN**

Sheet Number

**C 2.0**