



2 June 2016

Brad Baumgartner
Planner
Department of Planning and Sustainability
City of Franklin, TN
615-550-6733

The Arlington at West Main (COF #6147)

S8D Project No. 1512.00

PUD Rezoning Resubmittal – Response to Staff Comments on Initial Submittal

Dear Brad:

Thank you for all of your guidance thus far through the Rezoning submittal process.

As required, below is a list of the comments received from the City of Franklin Departmental Review on the initial PUD submittal made on May 9, 2016 and the corresponding responses.

Engineering Rezoning Checklist

1. **C. Submittal Components** (Lance Fittro, [City of Franklin](#), 05/20/16 02:23 PM, 1 – Rezoning)

Comment: *If not already completed, applicant shall submit a request for water and sewer availability.*

Response: Water & Sewer availability have been requested with Franklin.

Planning – General Comments

2. **Project Number** (Brad Baumgartner, [City of Franklin](#), 05/23/16 08:18 AM, 1 – Rezoning)

Comment: *Applicant shall state project number 6147 on all future correspondence.*

Response: Project #6147 is shown on the plans and shall be listed on all future correspondence.

3. **Zoning** (Brad Baumgartner, [City of Franklin](#), 05/23/16 08:19 AM, 1 – Rezoning)


Comment: *Include the residential density as part of the SD-R zoning. Example (SD-R X.XX)*

Response: The residential density of SD-R 10.00 is shown on the plans.

We appreciate the opportunity to resubmit our development plan to the City of Franklin. We look forward to continue working with the City in creating a project that we will all be proud of for years to come.

If you have any questions please call.

Sincerely,



Matthew K. Taylor, RA

MKT / ark

Attachments: DRT Corrections Notice Letter, Revised Drawings

xc: D9 :: Bernie Butler & Brian Schiedemeyer
S8D :: ARK, File

Z:\Projects\1512-00_D9 - 725 West Main\Correspondence\Memos - Faxes - Letters - Tel Records\1512-00_ltr_15-06-02_PUD Resubmittal.doc

8

The Arlington at West Main

SD-R Rezone

COF Project # 6147

725 West Main Street
Being Parcel 22 on Tax Map 78C, Group J
Franklin, Williamson County, Tennessee

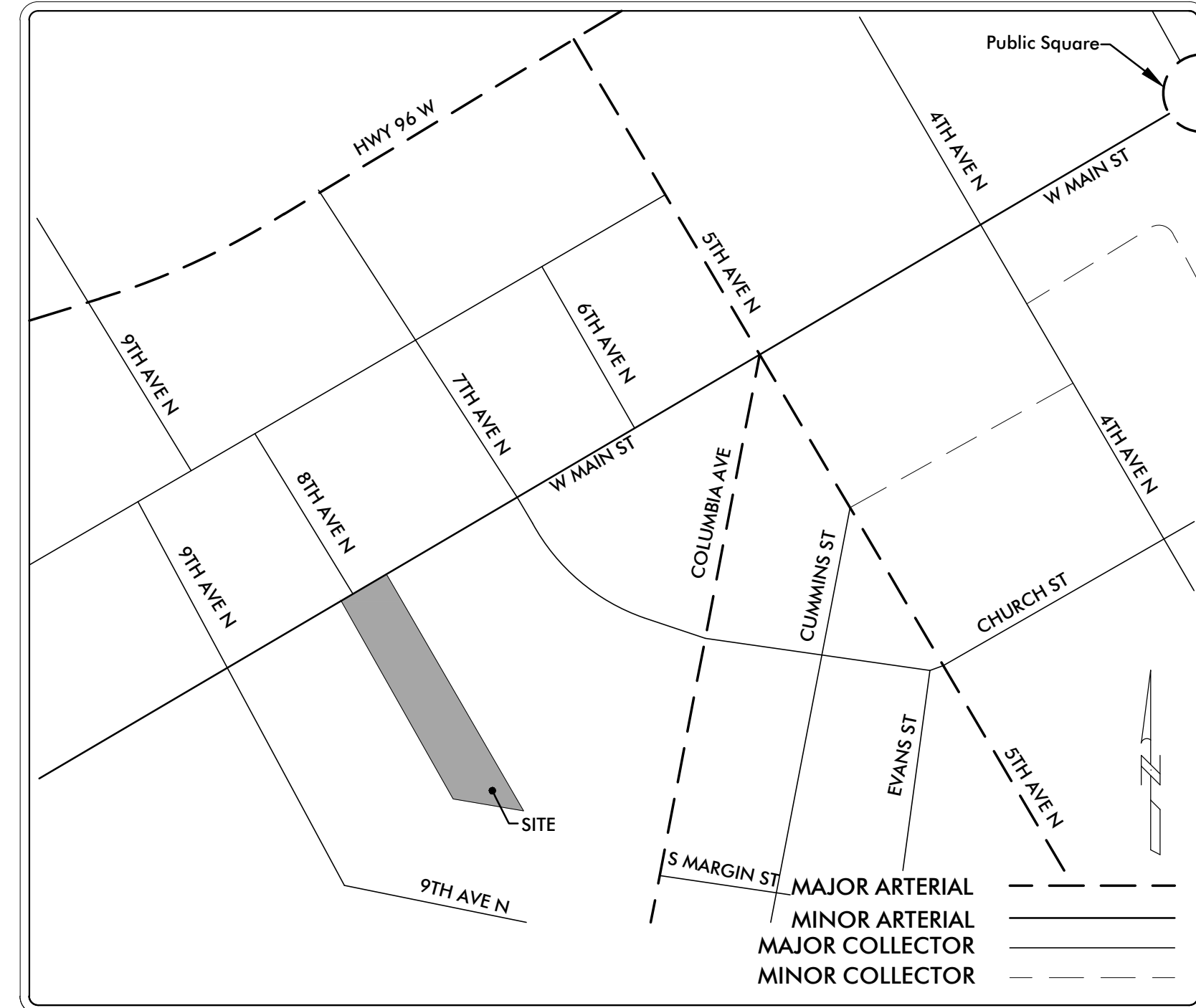
TOTAL AREA = 0.9 ACRES

Date: May 9, 2016

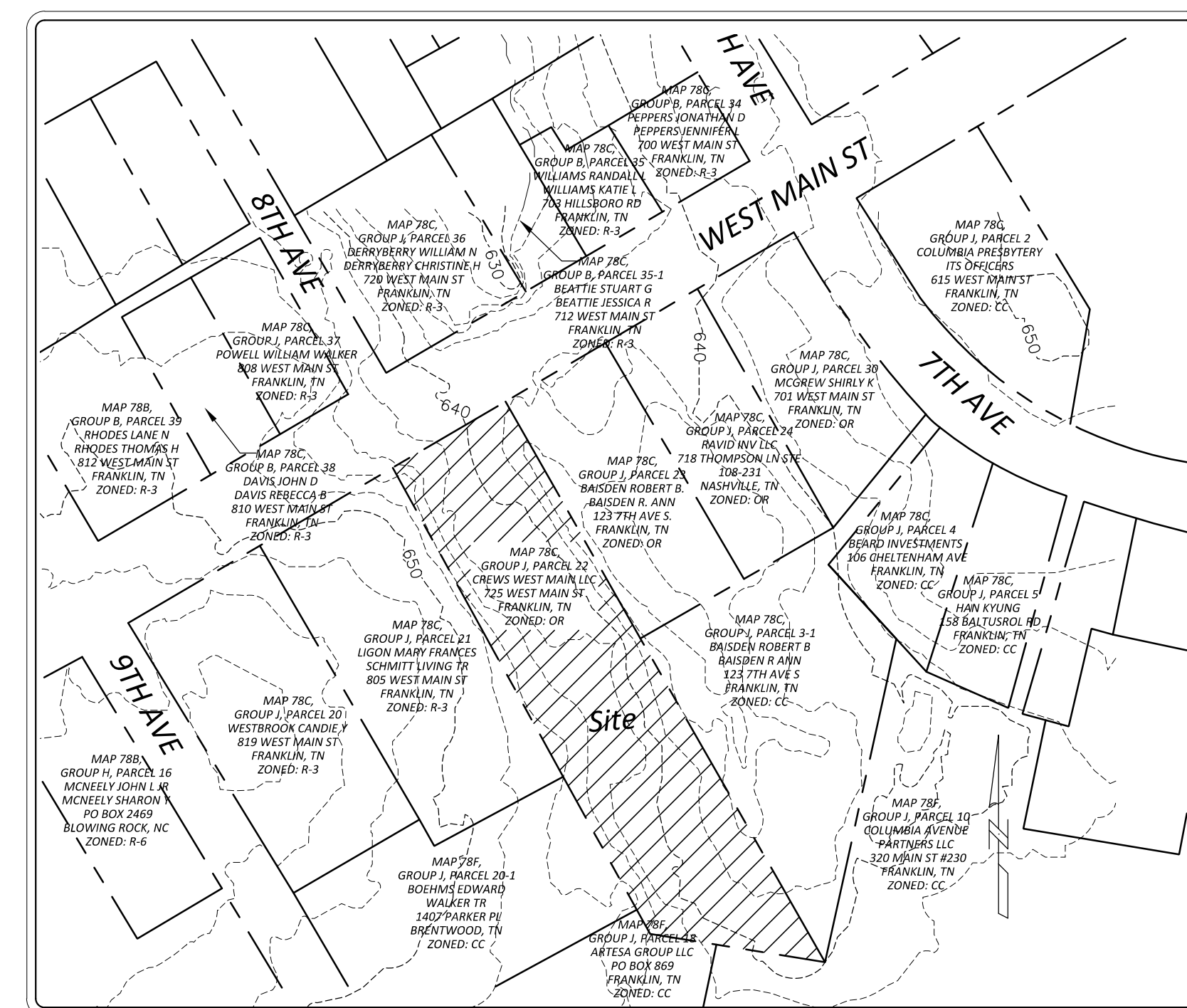
Sheet Schedule

C0.0 Notes & Project Standards

C1.0 Overall Existing Conditions Plan



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 100'

Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Water Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Utility Location
Tennessee One-Call
800.351.1111

Property Information
725 West Main St.
Franklin, TN 37064
Tax Map 78C Group J, Parcel 22
Zoned: OR

Owner
Crews West Main, LLC
131 Third Avenue North
Franklin, TN 37064
Contact: Charles Crews

Developer
Bernie Butler
D9 Development, LLC
131 Third Avenue North
Franklin, TN 37064
615.419.6933
berniebutler@d9development.com

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166
Contact: Adam Seger
adam@daleandassociates.net

Survey Provided by
Wilson and Associates, P.C.
108 Beasley Drive
Franklin, TN 37064
615.794.2275

Architect
Studio 8 Design
714 Eighth Avenue South
Nashville, TN 37203
615.250.8150
Contact: Anna Ruth Kimbrough
arkimbrough@s8-design.com

Landscape Architect
Design Studio
908 High Point Ridge
Franklin, TN 37069
615.218.8118
Contact: Jason Goddard
jgoddard@designstudioplan.com

Site Data	
PROJECT NAME:	The Arlington at West Main
CITY OF FRANKLIN PROJECT #	6147
ACREAGE OF SITE/PROJECT AREA:	39,108 S.F. / 0.9 AC
SUBDIVISION:	Plan of Hincheyville Subdivision
LOT NUMBER:	6
ADDRESS:	725 West Main Street
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	Office Residential / CF3CO-3, CF3CO-7
PROPOSED ZONING:	SD-R 10.00
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
HISTORIC BUILDINGS WITHIN 500':	St. Paul's Episcopal Church (700')
LAND USE:	9 Multi-Family Units
DENSITY:	10 Unit/Acre
MINIMUM REQUIRED SETBACK LINES:	
FRONT AND STREET:	15'
SIDE YARD:	5'
REAR YARD:	5'
BUILDING FOOTPRINT:	Existing - 3,240 SF Proposed - 16,311 SF
BUILDING SQUARE FOOTAGE:	Existing - 7,476 SF Proposed - 30,738 SF
BUILDING HEIGHT:	2 Stories Proposed
*PARKING REQUIREMENTS:	6 Units x 3 Bedrooms= 6 x 3 Spaces= 18 Spaces 3 Units x 2 Bedrooms= 3 x 2.5 Spaces= 7.5 Spaces Proposed Parking 26 Spaces
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site

Site Description

The Arlington at West Main site is located within the Office Residential zoning district and within the CF3CO-3 and CF3CO-7 character area and HPO overlay areas. The development scope includes demolition of the existing apartment buildings currently located on the property and the construction of high-end multi-family units to be named The Arlington at West Main. We are planning to construct and entirely new and modern building that is more in keeping with the updated fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CF3CO-3 and CF3CO-7 character area design standards, and the HPO overlay design guidelines. The future use will achieve this with the installation of these high end condominiums. Stairs and elevators providing access to all floors and outside porches and sitting areas will be built. The building will also have a driveway with a garage entrance to underground parking.

Drawing Date:
May 9, 2016

Revisions:
5/24/2016
DRT comments

The Arlington at West Main
SDR Rezone
Being Parcel 22 on Tax Map 78C, Group J
725 West Main St.
Franklin, Williamson County, Tennessee



PERMITS:

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37203
(615) 297-5166

D&A Project #15153
The Arlington at
West Main

C0.0
Sheet 1 of 2

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Membership Corporation
2156 Edward Curd Lane
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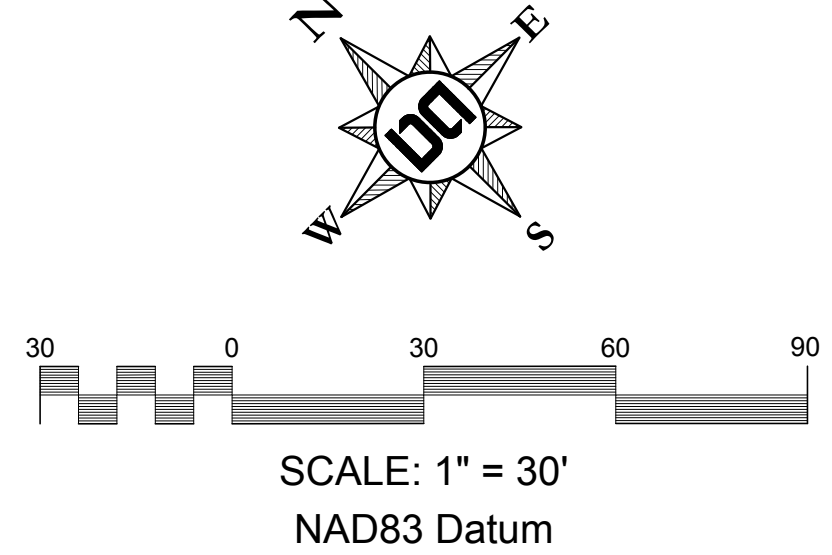
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Floodnote
A Portion of This Property does Lie Within a
Flood Hazard Area as Depicted on the
Preliminary Flood Insurance Rate Maps (FIRM)
Number 47187C0211G. Dated August 29,
2014

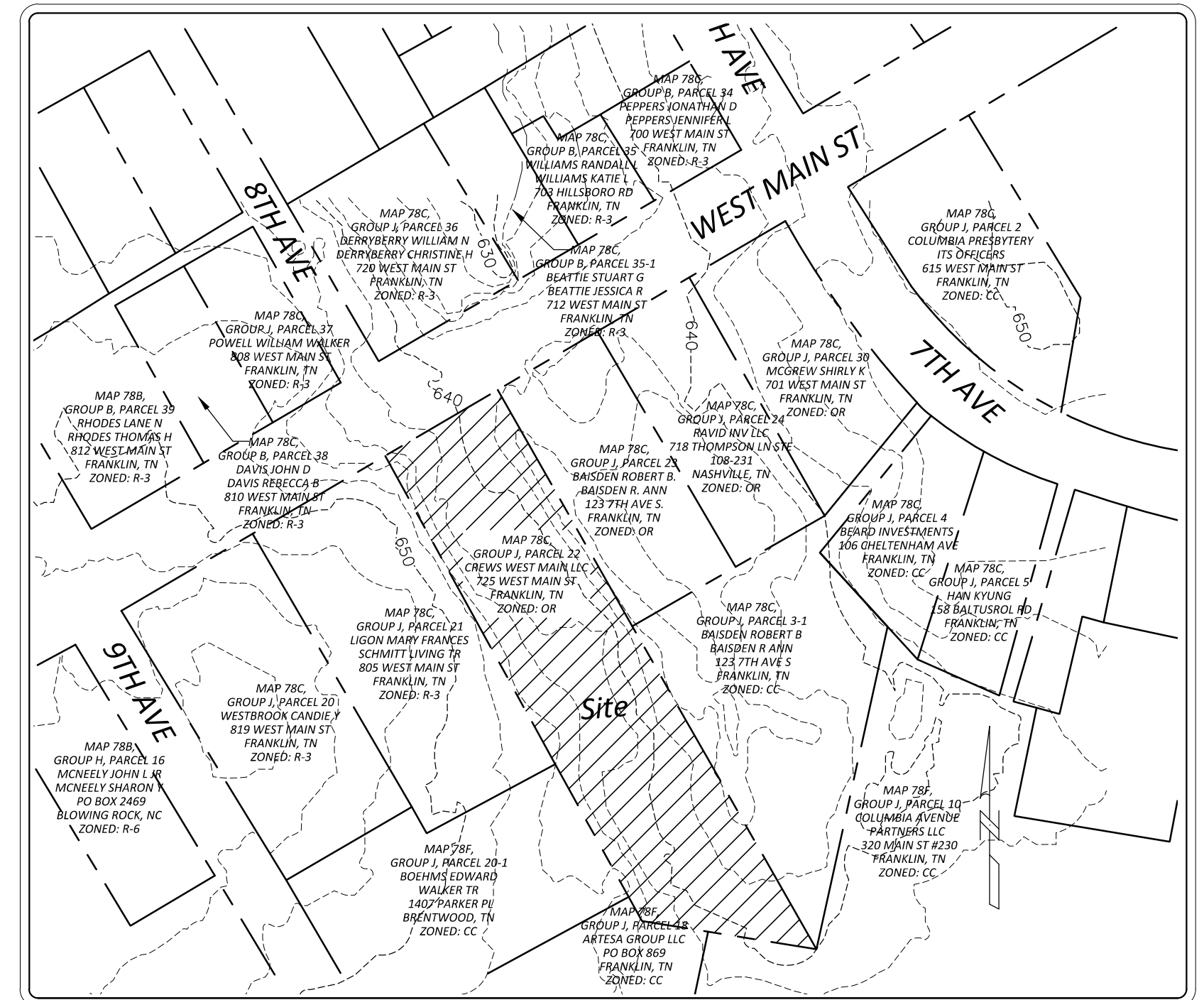


No Mineral Rights are Held by Parties
Outside of the property owner

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	●
EXISTING CONCRETE MONUMENT	■
CONCRETE MONUMENT SET	□
STORMWATER AREA DRAIN	▨
STORMWATER MANHOLE	⊕
STORMWATER INLET	⊖
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊘
WATER VALVE	⊚
FIRE HYDRANT	⊛
BOLLARD	⊜
STREET LIGHT	⊝
ELECTRIC BOX	⊞
TELEPHONE PEDESTAL	⊠
MINIMUM BUILDING SETBACK LINE	—
PUBLIC UTILITY/ACCESS ESMT	—
CONCRETE SURFACE	▤

M.B.S.L.
P.U.A.E.



VICINITY MAP
SCALE: 1" = 100'

Legal Description

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows:

Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

Statement of Impacts

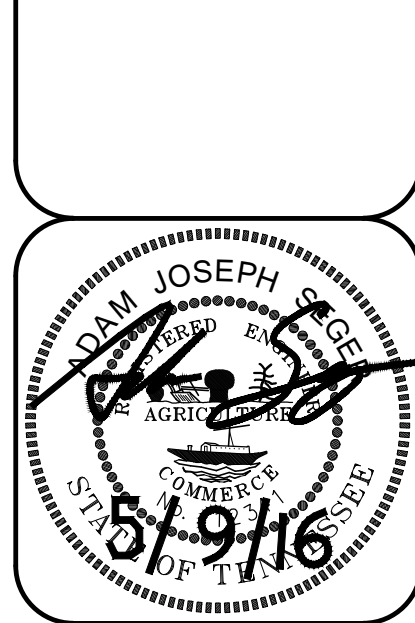
- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is 3,000 GPD.
- Increased runoff is anticipated on existing storm infrastructure, therefore stormwater structures for treatment and detention are proposed and a stormwater management plan is required. Footprint of proposed improvements to site is greater than 10,000 SF of disturbed area with increase in impervious surface greater than 5,000 SF (Final ISR Forthcoming)
- The site will have its main access off of West Main St. (Minor Arterial), approximately 250' West of the intersection with 7th Ave. S. (Major Collector). Peak Traffic Flows shown below (Based on ITE Trip Generation Handbook, 8th Edition):
AM In = 1 Trips/hr PM In = 3 Trips/hr
AM Out = 4 Trips/hr PM Out = 2 Trips/hr
The Trips shown above would have a negligible impact to the existing streets.
- Site is located approximately 2,500' from the nearest Fire Department, and 700' from the nearest police department.
- The Site will be served by a Fire Sprinkler System, and is within 10' of the nearest fire Hydrant west the northwest corner of the property. Fire Flow information is provided.
- Refuse/Sanitation collection facilities will be located within the parking garage of the proposed development and will be collected via private waste management service.



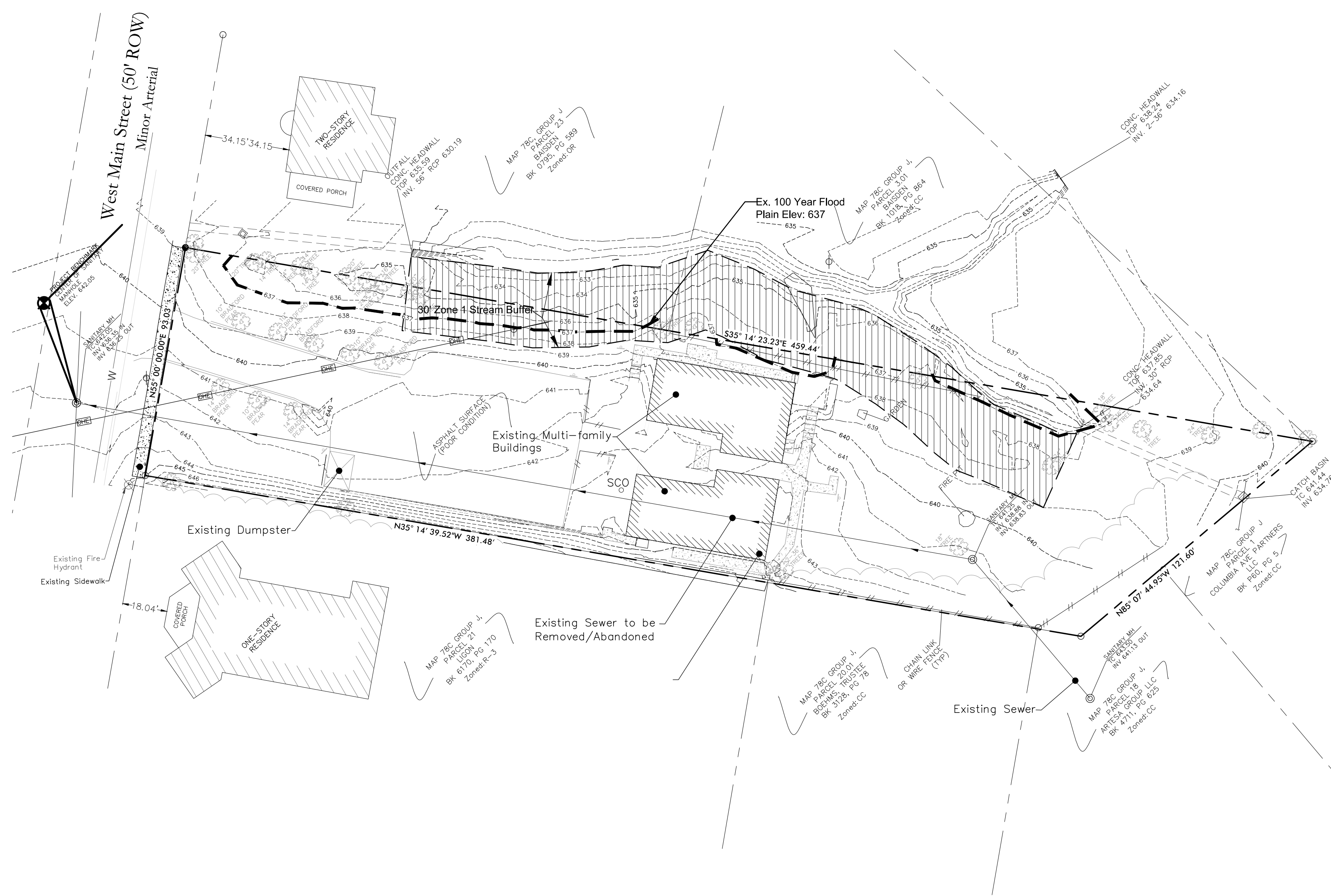
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