

BRANCH CREEK CROSSING REZONING REQUEST, REVISION 2

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):

BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):

BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS (LOT 3, OS3A, OS3B):

BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT & LANDSCAPE ARCHITECT:

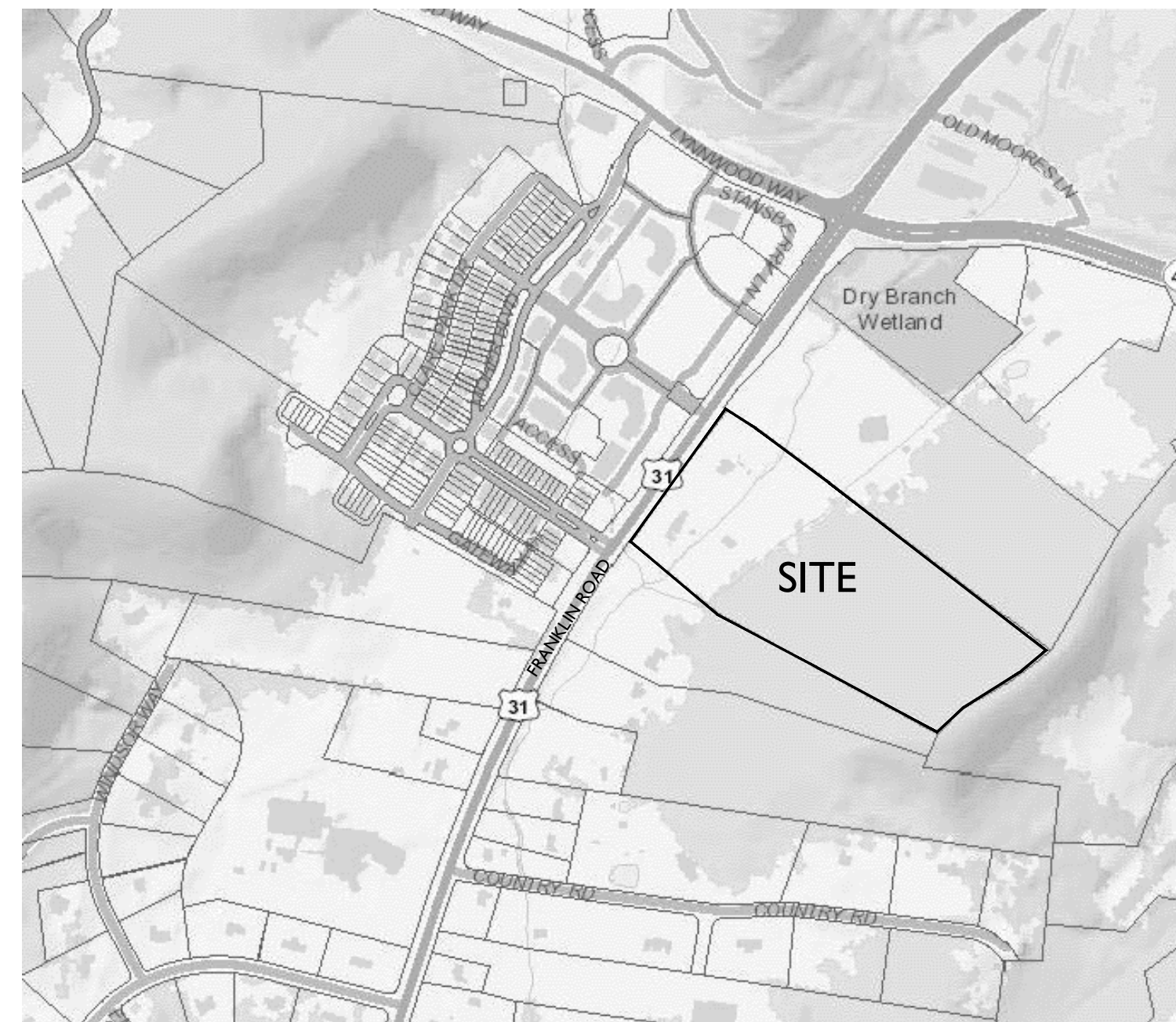
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:

HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877



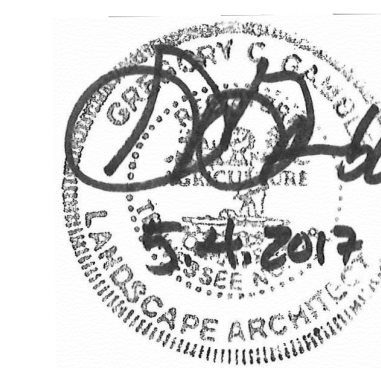
SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS

DEVELOPMENT SUMMARY

- REVISION 2
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



APRIL 10, 2017
COF#6409
Revisions
1. MAY 4, 2017

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and Containing 13.816 acres more or less

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), REZONING REQUEST REVISION 2
PROJECT NUMBER: 6409
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 75

EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (2,540,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACRESAGE: 19.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 0'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS: BRANCH CREEK PARTNERS
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144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.875.5765
greggambledesign@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: 140,536
BUILDING HEIGHT: 3 STORIES
LANDSCAPE SURFACE RATIO: 0.20 / 19.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT: SEE CHART C2.0
MAXIMUM PARKING LIMIT: SEE CHART C2.0
EXISTING PARKING: 2.9 DUA
RESIDENTIAL DENSITY: 53,400 SF REQ. (87% OF TOTAL CANOPY)
TREE CANOPY: 35 HOMES @ 1200 SF/HOME = 42,000 SF
PARKLAND DEDICATION: 19 HOMES @ 600 SF/HOME = 11,400 SF
3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL

OPEN SPACE: PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.06 AC
PROVIDED LOT 3: 0.46 AC

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
MULTI-FAMILY IS AN APPROVED USE

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE CONDOMINIUM COMMUNITY ON LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET, REAR LOADED GARAGES, AND CREATING AN ACTIVE STREET ENVIRONMENT THROUGH THE RELATIONSHIP OF BUILDINGS TO STREETS AND OPEN SPACE PLAZA.

THE TWO CONDO BUILDINGS PROPOSED ARE POSITIONED ON A LARGE PEDESTRIAN PLAZA. THE CONDO BUILDING FRONT DOOR (MAIN CORRIDORS) ARE ACCESSED FROM THE PLAZA. INDIVIDUAL CONDOS ALSO HAVE PATIO OR BALCONY ACCESS TO THIS PLAZA. SERVICE AND VEHICULAR GARAGE ACCESS IS LIMITED TO THE SIDES AND REAR.

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD. AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 45 TO 85 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
WATER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 1" WATER LINE OFF FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 AND 4.
SEWER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE COF HAS APPROVED THE ADDITION OF 60 SF/FE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES: NONE WITHIN THE DEVELOPMENT

STREET NETWORK: FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/1NNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES: STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE. AND POST DEVELOPMENT FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES: FRANKLIN ROAD (STATE ROUTE 6, 4.2 MILES)
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION: 54 X 0.64 STUDENTS = 35 PROJECTED STUDENTS
*NOTE: THE APPLICANT IS PROPOSING AN AGE RESTRICTED (55+) ACTIVE ADULT CONDOMINIUM COMMUNITY. THEREFORE, IT IS EXPECTED THAT THERE WILL BE NO PROJECTED STUDENT POPULATION.

REFUSE COLLECTION: DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

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Franklin, Williamson County, Tennessee

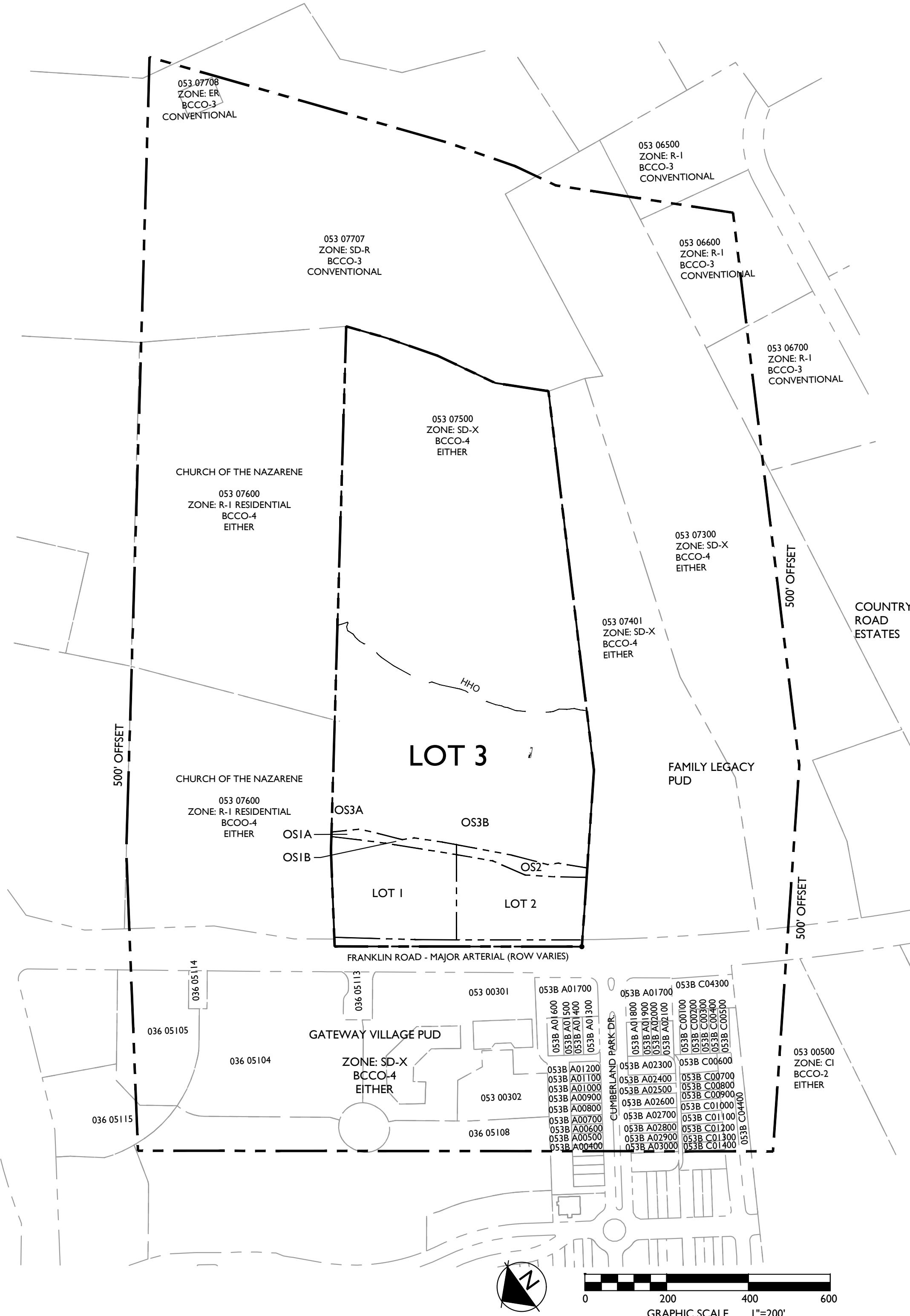
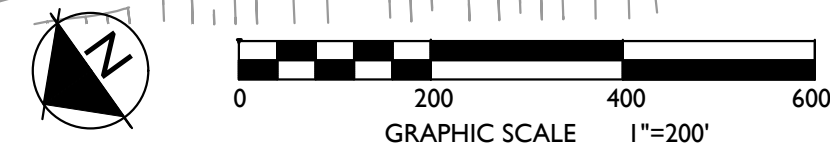
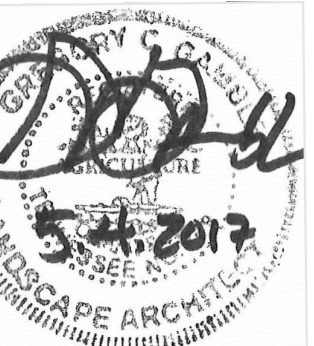


Table with 7 columns: PROPERTY ADDRESS, OWNER, OWNER STREET, CITY, STATE, ZIP, ZONE, CHARACTER AREA DEV. STANDARD. Lists adjacent property owners and their details.



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY: HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027



ISSUED: April 10, 2017

Revision table with columns for Revision Date and description of changes.

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status	Number	Type	Size	Health	Status
1	40"		101	TREE	38"	POOR	REMOVED 1
2	26"		102	TREE	24"	POOR	REMOVED 1
3	26"		103	TREE	36"	FAIR	REMOVED 2
4	28"		104	TREE	48"	FAIR	
5	24"		105	TREE	36"	FAIR	
6	24"		106	TREE	28"	FAIR	
7	30"		107	TREE	38"	FAIR	
8	28"	REMOVED 3	108	TREE	32"	FAIR	REMOVED 1
9	24"	REMOVED 3	109	TREE	48"	POOR	
10	44"	REMOVED 3	110	TREE	36"	POOR	
11	30"	REMOVED 3	111	TREE	30"	FAIR	
12	40"	REMOVED 3	112	TREE	24"	FAIR	
13	26"	REMOVED 3	113	TREE	32"	FAIR	REMOVED 3
14	24"	REMOVED 3	114	TREE	26"	FAIR	REMOVED 3
15	30"	REMOVED 3	115	TREE	48"	GOOD	
16	40"	REMOVED 3	116	TREE	28"	GOOD	
17	24"	REMOVED 3					
18	24"	REMOVED 3					
19	24"						
20	48"						
21	44"						
22	42"						
23	30"						
24	26"						
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 MINIMUM LANDSCAPE SURFACE RATIO: 0.20 / 3.82 AC REQUIRED
 MINIMUM PARKING REQUIREMENT: SEE CHART C2.0
 MAXIMUM PARKING LIMIT: SEE CHART C2.0
 EXISTING PARKING: 2.9 DUA
 RESIDENTIAL DENSITY: 522,696 SF (87% OF TOTAL CANOPY)
 TREE CANOPY: 53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU
 PARKLAND DEDICATION: 35 HOMES @ 1200 SF/HOME = 42,000 SF
 19 HOMES @ 600 SF/HOME = 11,400 SF
 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
 PROVIDED LOT 1: 0.05 AC
 PROVIDED LOT 2: 0.06 AC
 PROVIDED LOT 3: 0.46 AC

SPECIMEN TREE REPLACEMENT CHART

LOT	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	77	76	+1 IN
LOT 3	669	468	-201 IN
TOTAL REPLACEMENT		-663 IN	

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

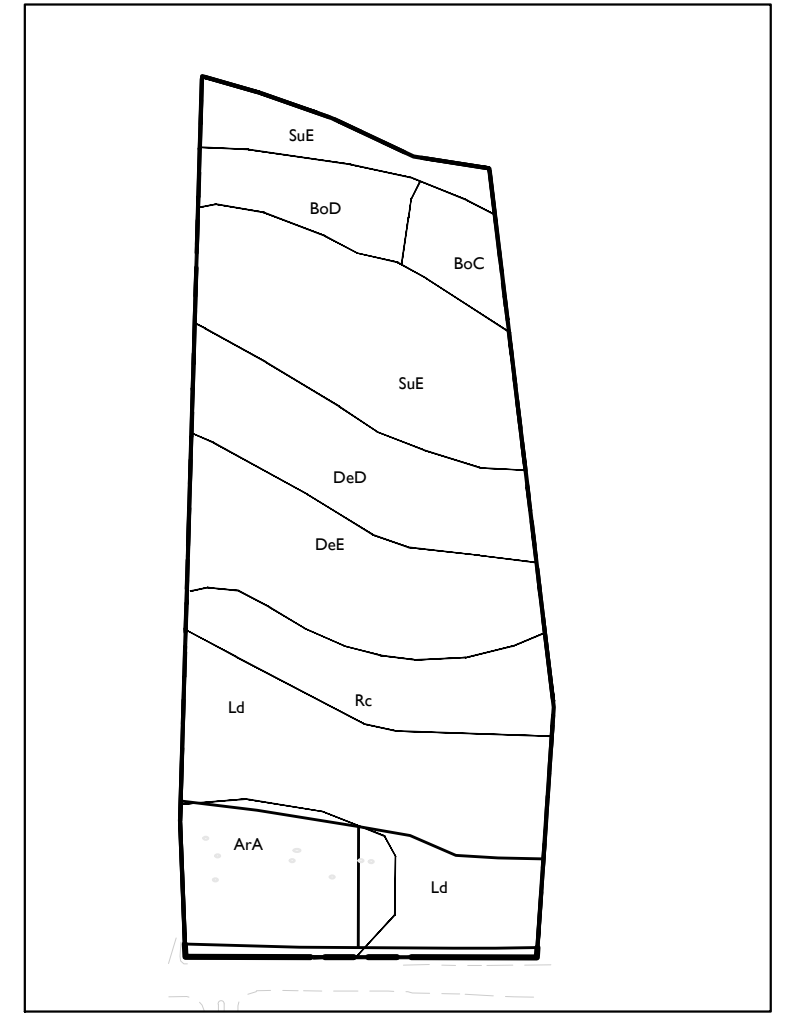
TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
 REQUIRED CANOPY PRESERVATION = 18%
 REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
 TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF
 PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC



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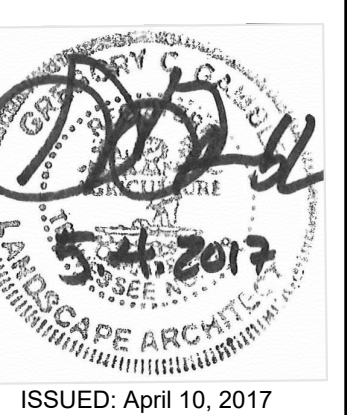
- SPECIMEN TREE
- ▨ TREE CANOPY REMOVED AREA
- ▨ TREE CANOPY REMOVED AREA (FUTURE)
- ▨ STREAM BUFFER ZONE 1
- ▨ STREAM BUFFER ZONE 2

SOIL KEY

Aa	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
Bc	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM, PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

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



ISSUED: April 10, 2017

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