

SITE DATA

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH
 MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00

EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
 PROPOSED ZONING: SRP - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
 CHARACTER AREA: CENTRAL FRANKLIN
 ACREAGE OF SITE: 0.429 ACRES - TOTAL
 0.215 ACRES (9,379 SF) - PROPOSED LOT 1
 0.214 ACRES (9,315 SF) - PROPOSED LOT 2
 RIGHTS RETAINED BY OWNER: 2 DETACHED SINGLE FAMILY
 2,500 SF TO 3,000 SF
 TWO STORY
 15 FT FRONT
 5 FT REAR
 5 FT SIDE

MINERAL RIGHTS
 PROPOSED LOTS
 UNIT SIZES
 BUILDING HEIGHTS
 SETBACKS

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017

CIVIL ENGINEER: CRUNK ENGINEERING LLC
 1894 GEN. GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN
 615-873-1795
 CONTACT: ADAM CRUNK, PE
 adam@crunkeng.com

DEVELOPER: GARDEN GATE HOMES
 427 MURFREESBORO RD.
 FRANKLIN, TN 37064
 matt.christensen@comcast.net
 (615) 456-5515

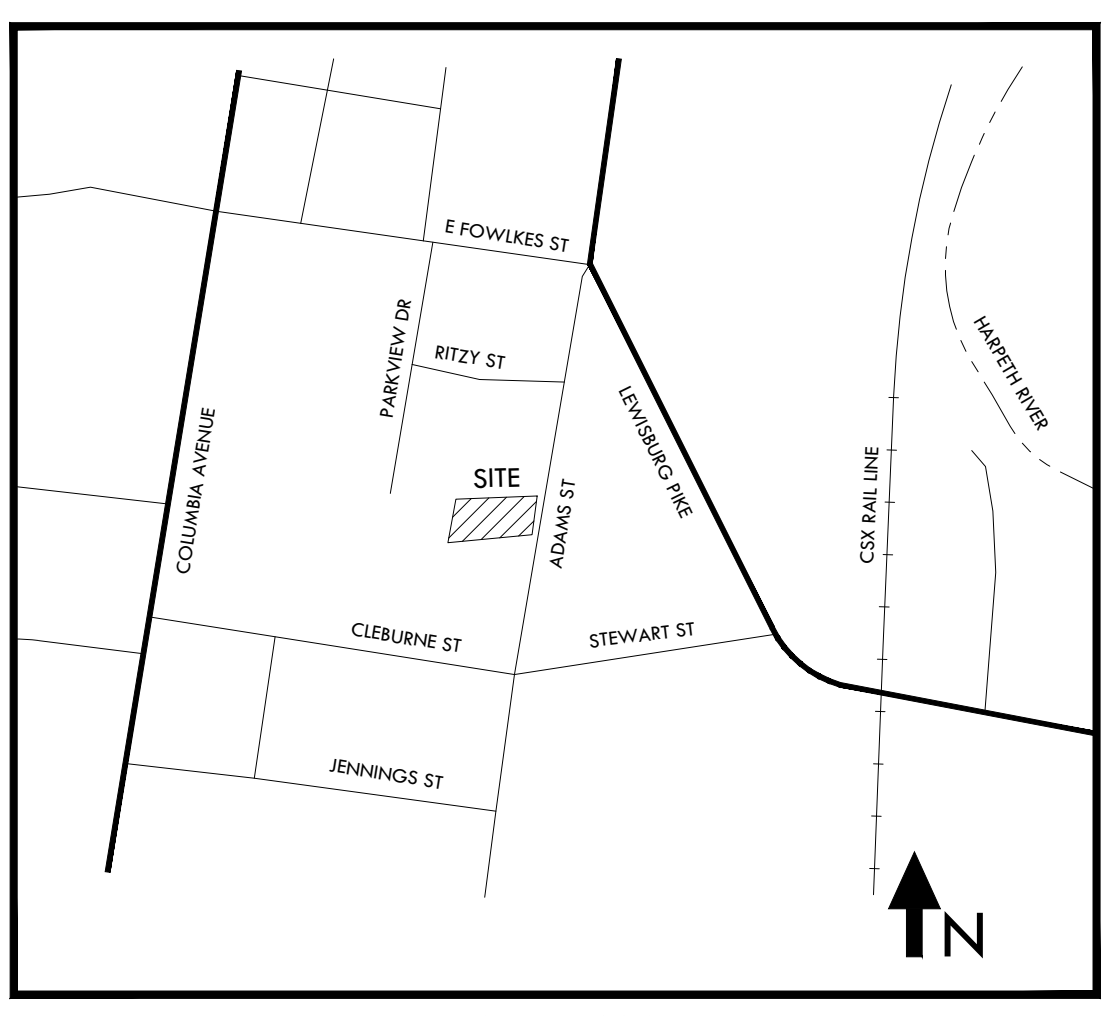
OWNER: ROY AND ROBERTA MANGRUM
 6641 FANNIE DANIEL DR.
 COLLEGE GROVE, TN 37046
 (615) 794-4201

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM

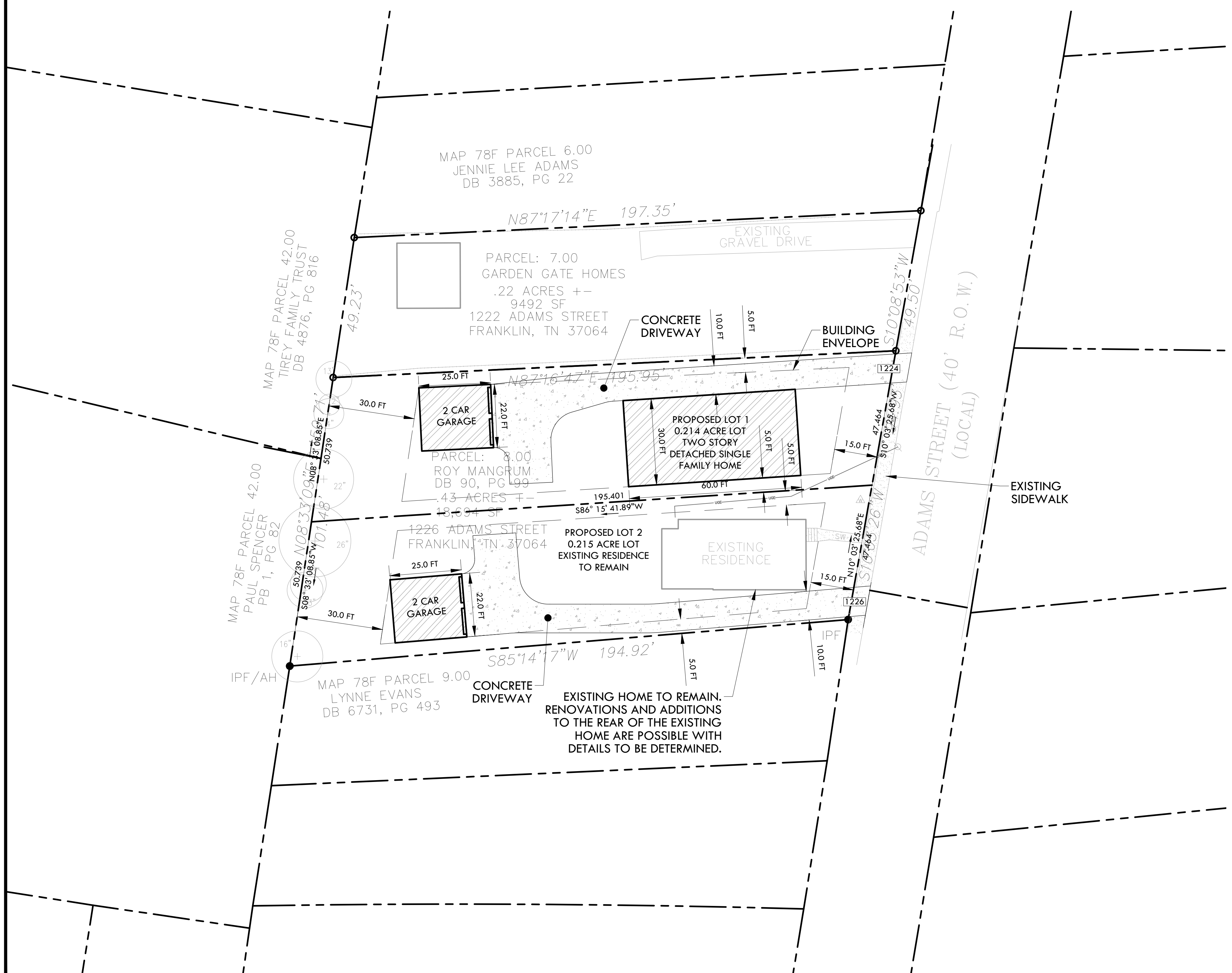
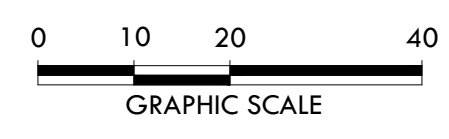



- NOTES:**
- 1) ALL SURROUNDING PARCELS ARE ZONED R3.
 - 2) NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

PROPOSED ARCHITECTURAL CONCEPT



VICINITY MAP
NO SCALE



**COF JOHN B McEWEN ADDITION SUBDIVISION
 DEVELOPMENT PLAN
 (1226 ADAMS ST. DEVELOPMENT) COF #6386**

FRANKLIN, TENNESSEE

REVISIONS	DATE
No.	

04/06/17 16063

C2.0
DEVELOPMENT PLAN