

# HARPETH SQUARE PUD SUBDIVISION REZONING REQUEST

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26  
SD-X 34.17, 33650, 115

**OWNER**

JAYMAR DEVELOPMENT  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: JAY FRANKS  
EMAIL: jfranks130@msn.com  
PHONE: 615.300.0001

HARPETH ASSOCIATES LLC  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: J. RODERICK HELLER III  
EMAIL: roderickheller10@gmail.com  
PHONE: 202.257.5260

DANMARK COMPANY  
2060 HILLSBORO ROAD  
FRANKLIN, TN 37069  
CONTACT: WILLIAM DEPRIEST  
EMAIL: DEPRIESTCOMPANY@ATT.NET  
PHONE: 615.794.2808

RON SHUFF FAMILY PARTNERSHIP  
127 2ND AVENUE NORTH  
FRANKLIN, TN 37064  
CONTACT: RONALD L SHUFF  
EMAIL:  
PHONE:

TOMLIN FAMILY PROPERTIES G P  
JOEL TOMLIN  
5866 E ASHLAND DRIVE  
FRANKLIN, TN 37215  
PHONE: 615.791.6400

**OWNER**

HARPETH ASSOCIATES LLC  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: J. RODERICK HELLER III  
EMAIL: roderickheller10@gmail.com  
PHONE: 202.257.5260

**ARCHITECT**

GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greggamble209@gmail.com  
PHONE: (615) 975-5765

**CIVIL ENGINEER**

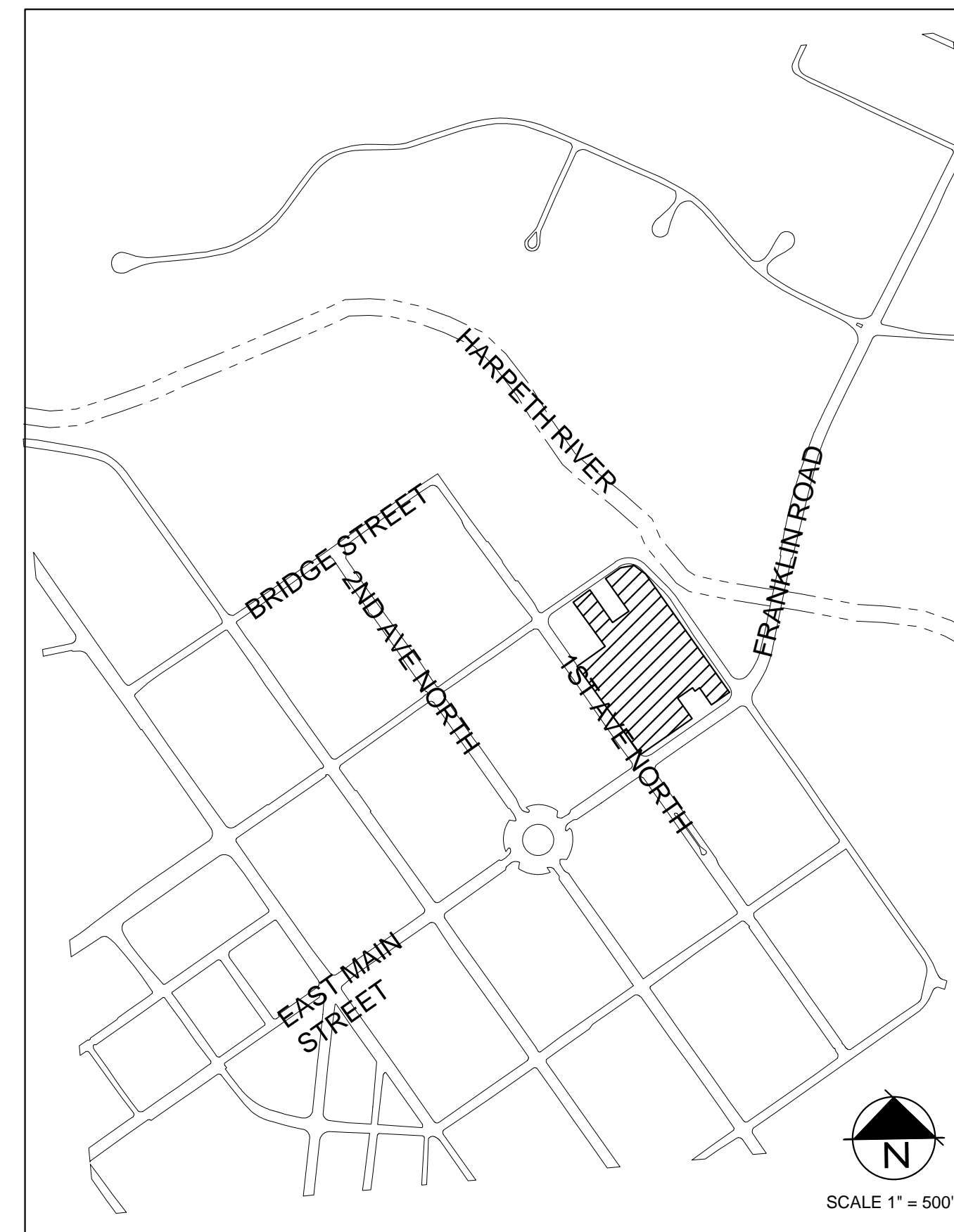
CANNON & CANNON, INC.  
1 VANTAGE WAY, SUITE C-210  
NASHVILLE, TN 37228  
CONTACT: ERIC GARDNER  
EMAIL: egardner@cannon-cannon.com  
PHONE: (615) 770-0010

**TRAFFIC ENGINEER**

FISCHBACH TRANSPORTATION GROUP, INC.  
3326 ASPEN GROVE DRIVE  
FRANKLIN, TN 37067  
CONTACT: GILLIAN FISCHBACH  
EMAIL: gillian@ftgtraffic.com  
PHONE: 615.498.3130

**SURVEYOR**

DIVIDING LINE SURVEY SERVICES LLC  
985 YELLOW CREEK ROAD  
DICKSON, TN 37055  
CONTACT: RUSSEL FAULK  
PHONE: 615.838.6052



**SHEET INDEX**

C.0.0	COVER SHEET
C.1.0	BOUNDARY MAP
C.2.0	EXISTING CONDITIONS
C.3.0	EXISTING TREE CANOPY

VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

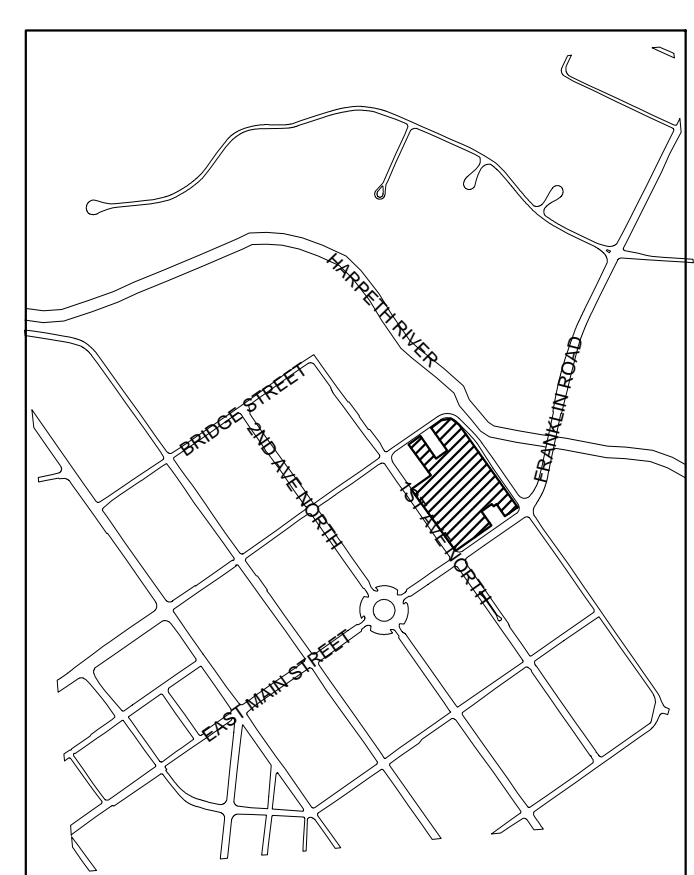
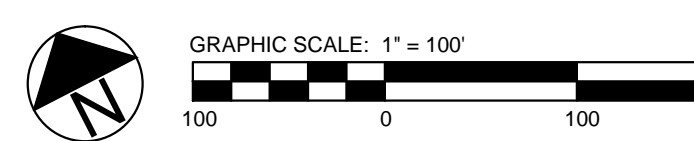
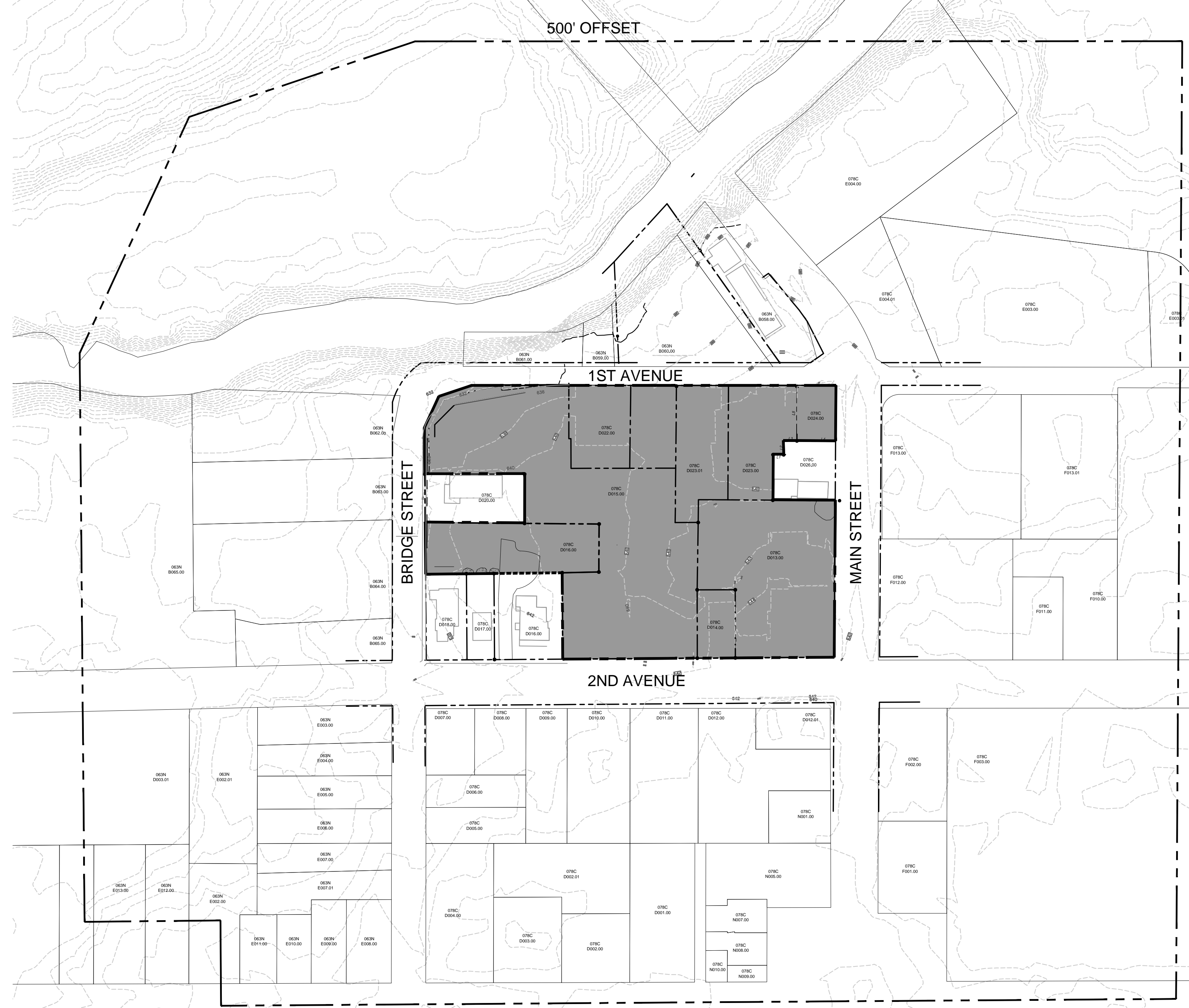


GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com



NOVEMBER 10, 2014  
REVISED: DECEMBER 4, 2014

COF # 4712



**VICINITY MAP**  
SCALE 1" = 1000'

**LAND USE PLAN COMPLIANCE**

CHARACTER AREA OVERLAY: CFCO-1  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.
2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET. WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.
3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE FOURTH FLOOR IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.
4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

**LOCAL COMPATIBILITY**

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINANT FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FIT IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

**INCOMPATIBLE USE BUFFER**  
NOT APPLICABLE

**PARKLAND DEDICATION**  
PARKLAND DEDICATION SHALL BE FEE IN LIE FOR THIS DEVELOPMENT PLAN.

**HYDRANT FIRE FLOW**  
WATER MAIN 16" DUCTILE IRON FLOW: 1455 GPM  
 STATIC PRESSURE: 99 PSI  
 RESIDUAL PRESSURE: 75 PSI

**STREAMSIDE BUFFER ENHANCEMENT**  
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES GRASSES/SEDGES/SRUBS SUITABLE FOR A MOST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

**PHASING**  
HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

**CONNECTIVITY INDEX**  
NOT APPLICABLE

**STATEMENT OF IMPACTS:**

**WATER**  
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN AND ALONG 1ST AVENUE.

**SEWER**  
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

**DRAINAGE FACILITIES**  
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT CHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

**POLICE AND FIRE**  
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE  
 COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

**RECREATION FACILITIES**  
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

**PROJECTED STUDENT POPULATION**  
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME. 150 x .23 = 35 STUDENTS  
 JOHNSON ELEMENTARY SCHOOL 0.92 MILES  
 FREEDOM MIDDLE SCHOOL 1.62 MILES  
 FRANKLIN HIGH SCHOOL 1.72 MILES

**REFUSE COLLECTION**  
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

**RESTRICTIVE COVENANTS**  
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

**MINERAL RIGHTS**  
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

**MAJOR THOROUGHFARE PLAN**  
LOCAL STREET IMPACTS ARE ADDRESSED IN THE TRAFFIC REPORT PROVIDED BY GILLIAN FISCHBACH TRANSPORTATION ENGINEERING. ACCESS TO THE SITE WILL BE PROVIDED WITH CURB CUTS TO MAIN STREET, 1ST AVENUE, AND 2ND AVENUE. SIDEWALKS WILL BE PROVIDED AROUND THE BLOCK WITHIN THE STREET RIGHT-OF-WAY AND WILL CONNECT TO THE EXISTING RIGHT-OF-WAY. SECTIONS OF RIGHT-OF-WAY ARE PLANNED TO BE ADDED TO THE RIGHT-OF-WAY ALONG 1ST AVENUE, AND A PORTION OF RIGHT-OF-WAY ON 2ND AVENUE IS PLANNED TO BE REDUCED. THE INTENT AND THE DESIGN STANDARDS OF CO PROJECT S1, 1ST AVENUE STREETScape, IS INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF HARPETH SQUARE.

HARPETH SQUARE HAS SEVERAL CONDITIONS FOR IMPROVING OFFSITE ROADWAYS CONCURRENTLY WITH THE DEVELOPMENT OF THE PROPERTY. 1) MAIN STREET WILL BE RE-STRIPED FROM LANCASTER DRIVE TO 1ST AVENUE TO PROVIDE A DEDICATED RIGHT TURNLANE, A THROUGH LANE, AND A LEFT TURN LANE FOR TRAFFIC ENTERING DOWNTOWN. 2) A TRAFFIC LIGHT IS WARRANTED AND WILL BE INSTALLED AT THE INTERSECTION OF 2ND AVENUE AND BRIDGE STREET. 3) 1ST AVENUE WILL BE REALIGNED PER THE CITY OF FRANKLIN ENGINEERING RECOMMENDATIONS AT THE INTERSECTION OF BRIDGE STREET.

THE PHASING AND BONDING REQUIREMENTS FOR THESE OFF-SITE ROADWAY IMPROVEMENTS WILL BE ESTABLISHED WITH THE SITE PLAN APPROVAL PROCESS. ALL OFF-SITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE 1ST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.

**LEGAL DESCRIPTION**

131 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

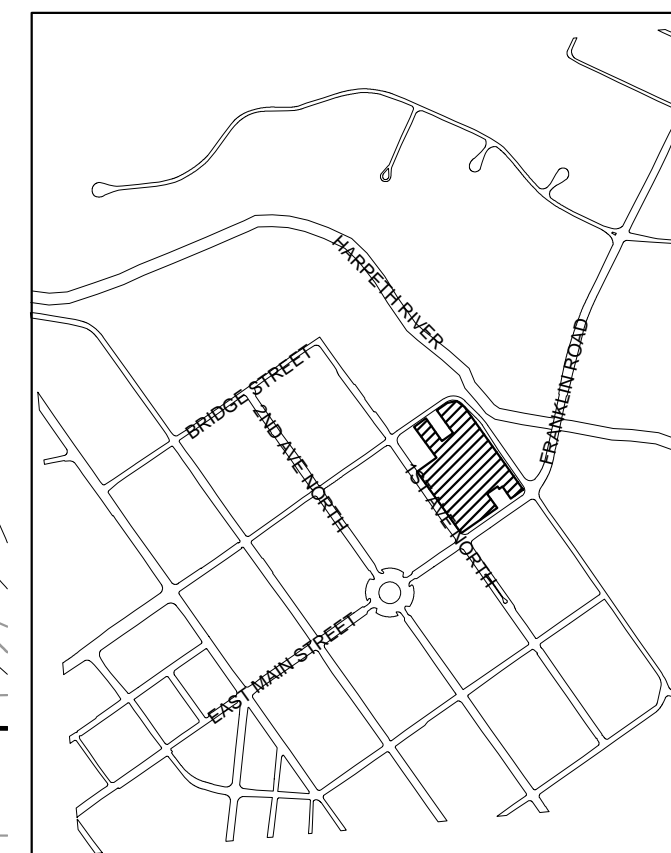
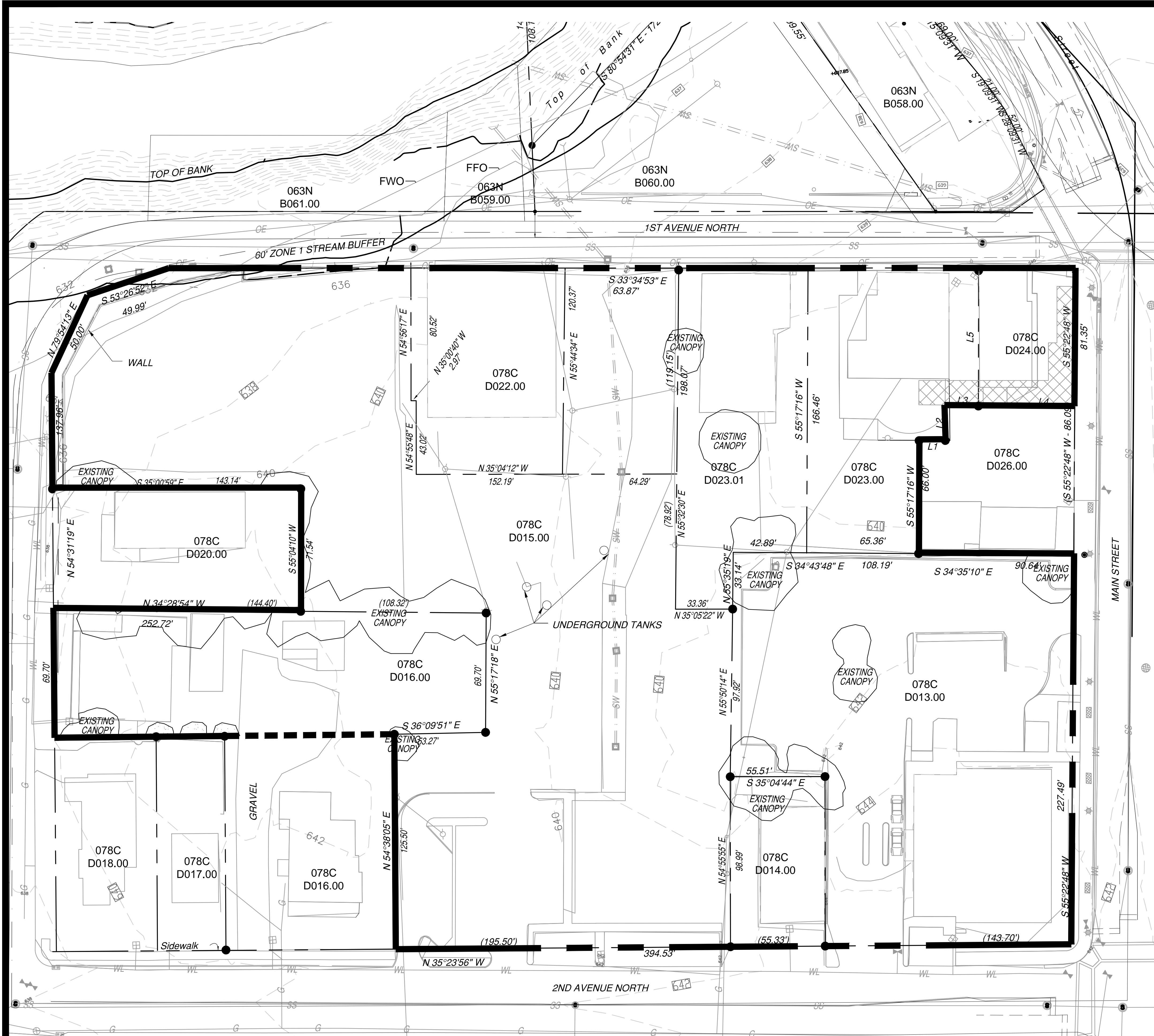
112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

158 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

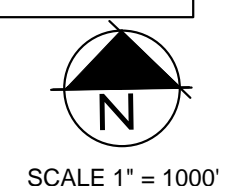
A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.01, BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE WITH SAID ROW, N54°31'37"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'24"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S57°17'38"W, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N85°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17', N85°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N85°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N48°09'51"W, A DISTANCE OF 99.31 FEET TO THE POINT OF BEGINNING.

**ADJACENT PROPERTY OWNERS**

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-805700	151 FRANKLIN RD	BETHURMUN ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	TR	AGRICULTURE
063N-805800	94-98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-805900	140 1ST AVE N	TWYATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-806000	102 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-806100	144 1ST AVE N	TWYATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-806200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-806300	108 BRIDGE ST	OLDE TOWNE FRANKLIN PROP LLC	PO BOX 563	FRANKLIN	TN	37065	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-806400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-806500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-806600	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-806700	130 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1869	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	TR	OFFICE
063N-806800	N MARGIN ST	MCDORE ROBERT N JR	2406 GOODE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RESIDENTIAL
063N-806900	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-807000	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-807100	202 BRIDGE ST	WILLIAMSON CITY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-807200	206 BRIDGE ST	COURTAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-807300	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-807400	216 BRIDGE ST	ALCOTT RUDOTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-807500	216 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RESIDENTIAL
063N-807600	220 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RESIDENTIAL
063N-807700	202 3RD AVE N	PLATTSMER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-807800	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-807900	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-808000	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-808100	224 3RD AVE N	COLEMAN MERVIN R	103 EVERBRIGHT AVE	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCO-1	TR	OFFICE
078C-000100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-000200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-000300	3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-000400	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-000500	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-000600	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-000700	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-000800	345 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-000900	102 2ND AVE N	SMITHSON DONALD ALLEN	127 2ND AVE N	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-001000	127 2ND AVE N	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-001100	127 2ND AVE N	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-001200	121 2ND AVE N	GANNETT GEORGIA LP	7950 JONES BRANCH DR	MCLEAN	VA	22107	CC	HPO	CFCO-1	TR	OFFICE
078C-001300	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-001400	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-001500	198 E MAIN ST	HARPETH ASSOCIATES LLC	134 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-001600	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-001700	122 2ND AVE N	HARMAP DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT
078C-001800	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-001900	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-002000	142 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-002100	111 BRIDGE ST	HAYNES SHARON R	8311 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-002200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-002300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-002400	102 1ST AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-002500	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-002600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES GP	5886 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-002700	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-002800	131 1ST AVE S	CHRISTUS GARDENS INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-002900	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-003000	99 E MAIN ST	DOTSON'S RESTAURANT INC	99 E MAIN ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-003100	157 AVE N	LIGOFF MATTHEW C	110 WINDSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-003200	223 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX BLDG 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-003300	209 E MAIN ST	WILL TORY STACK JR ETAL	1205 3RD AVE N								



VICINITY MAP



**SITE DATA:**

PROJECT NAME: HARPETH SQUARE  
 PROPOSED ZONING: SD-X 34.17, 38650, 115  
 PROJECT NUMBER: 4712  
 SUBDIVISION: ---  
 LOT NUMBER: ---  
 ADDRESS: 198 E MAIN ST  
 112 2ND AVENUE N  
 122 2ND AVENUE N  
 134 2ND AVENUE N  
 133 1ST AVENUE N  
 107 1ST AVENUE N  
 109 1ST AVENUE N  
 104 E MAIN ST

CITY: FRANKLIN, TN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: CENTRAL COMMERCIAL (CC)  
 CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)  
 OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
 ACREAGE OF SITE: 4.42 AC  
 SQUARE FOOTAGE OF SITE: 102,541 SF  
 MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT  
 JAY FRANKS  
 144 SOUTHEAST PARKWAY, SUITE 230  
 FRANKLIN, TN 37064  
 615.300.0001  
 jfrank193@msn.com

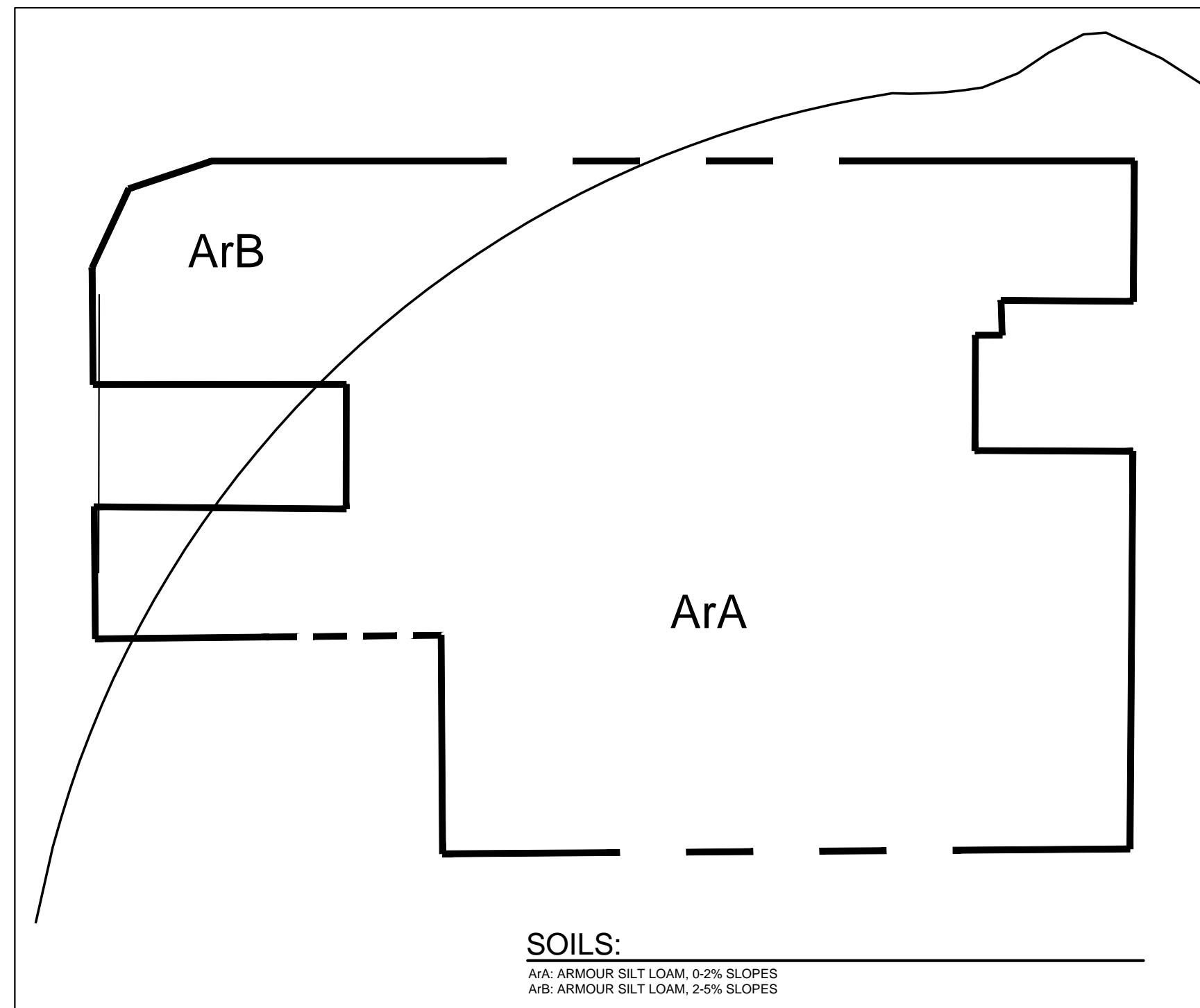
HARPETH ASSOCIATES LLC  
 J. RODERICK HELLER III  
 144 SOUTHEAST PARKWAY, SUITE 230  
 FRANKLIN, TN 37064  
 202.257.5260  
 roderickheller10@gmail.com

DANMARK COMPANY  
 WILLIAM DEPRIEST  
 2060 HILLSBORO ROAD  
 FRANKLIN, TN 37069  
 615.794.2808  
 depriestcompany@att.net

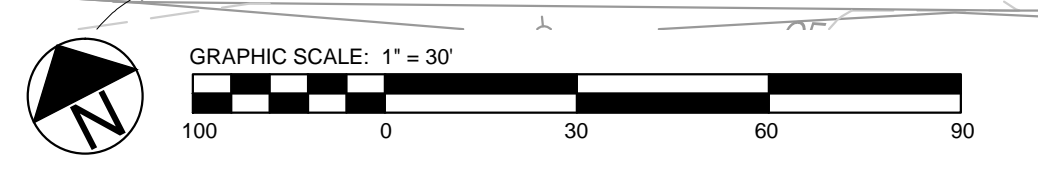
RON SHUFF FAMILY PARTNERSHIP  
 RONALD L. SHUFF  
 127 2ND AVENUE NORTH  
 FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE  
 EMAIL: ggambled209@gmail.com  
 PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: (SEE DEVELOPMENT DATA CHART, C2.0)  
 BUILDING COVERAGE: 63.2%  
 BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 61' FOR OTHER USES TO TOP OF PARAPET  
 LANDSCAPE SURFACE RATIO: 0.15 (SEE MOS REQUEST C2.3)  
 MINIMUM LANDSCAPE RATIO: 0.20 (SEE MOS REQUEST C2.3)  
 INCOMPATIBLE-USE BUFFER REQUIRED: NO  
 MAXIMUM PARKING LIMIT: (SEE DEVELOPMENT DATA CHART, C2.0)  
 N/A  
 EXISTING PARKING (IF APPLICABLE): (SEE DEVELOPMENT DATA CHART, C2.0)  
 PARKING PROVIDED: 34.17 DU/AC  
 RESIDENTIAL DENSITY: .01 AC PRESERVED (SEE MOS REQUEST C2.3)  
 TREE CANOPY: 0.13 AC  
 OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 0.13 AC  
 FORMAL REQUIRED: 0.13 AC (3% OF SITE)  
 INFORMAL REQUIRED: 0 AC



**SOILS:**  
 ArA: ARMOUR SILT LOAM, 0-2% SLOPES  
 ArB: ARMOUR SILT LOAM, 2-6% SLOPES



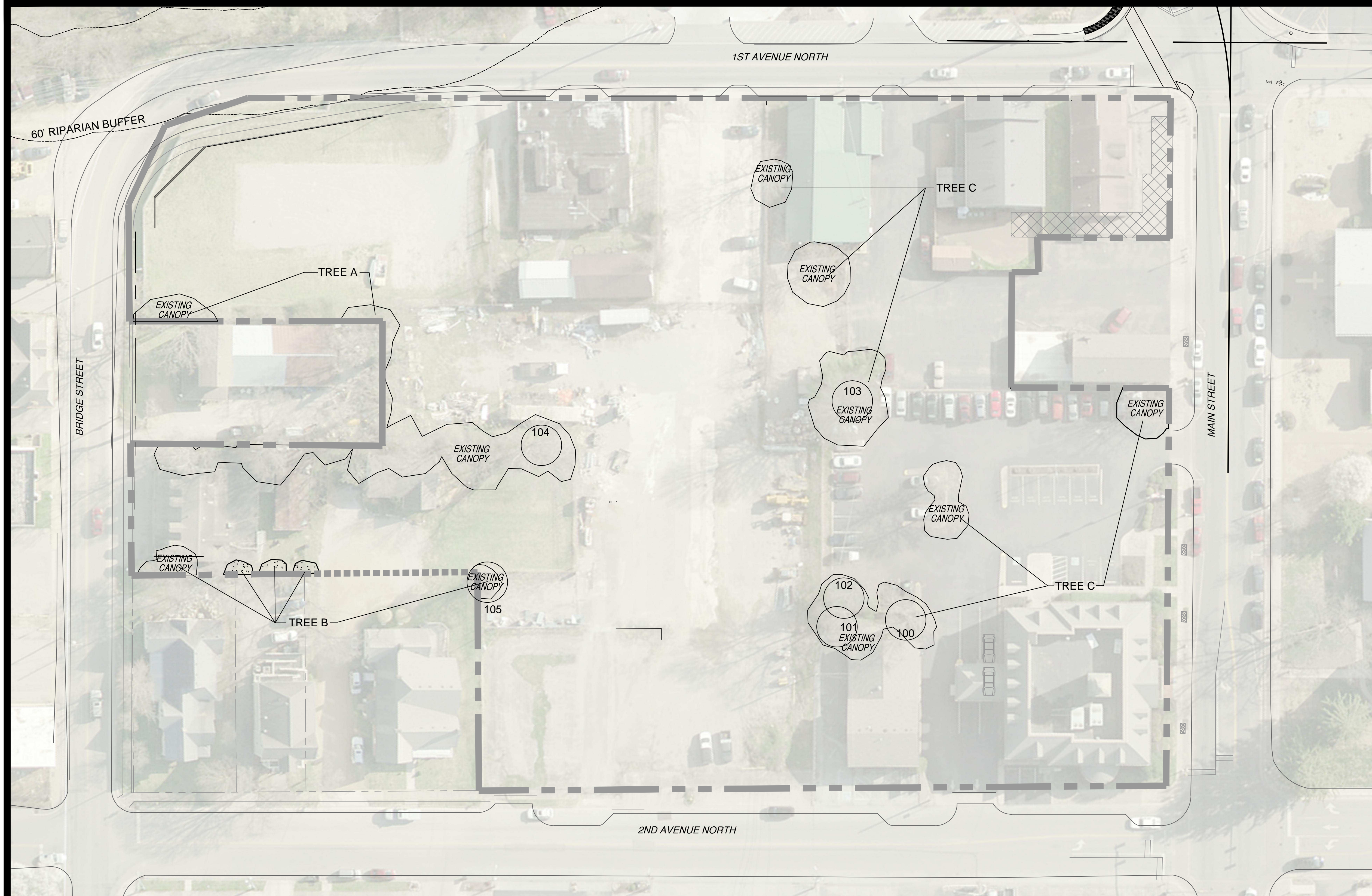
PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse	AC	SF	BLDG. SF.
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.96	41,759.15	14,068
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE	0.13	5,487.71	3,734
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT	1.97	83,205.35	/
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.42	18,226	/
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL	0.25	10,940.93	4,212
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.34	14,905.85	3,698
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL	0.31	13,876.95	3,656
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.1	4,344.91	2,206
												4.48	192,746.85	



GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 230  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 ggambled209@gmail.com  
 615.975.5765

EXISTING  
 CONDITIONS  
 COF# 4712

**C2.0**



**SITE DATA:**

PROJECT NAME: HARPETH SQUARE  
 PROPOSED ZONING: SD-X 34.17, 33650, 115  
 PROJECT NUMBER: 4712  
 SUBDIVISION: ---  
 LOT NUMBER: ---  
 ADDRESS: 188 E MAIN ST  
 112 2ND AVENUE N  
 122 2ND AVENUE N  
 134 2ND AVENUE N  
 133 1ST AVENUE N  
 107 1ST AVENUE N  
 109 1ST AVENUE N  
 104 E MAIN ST

CITY: FRANKLIN, TN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 14TH CIVIL DISTRICT  
 EXISTING ZONING: CENTRAL COMMERCIAL (CC)  
 CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)  
 OTHER APPLICABLE OVERLAYS: HPO, FFD, FWO  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
 ACREAGE OF SITE: 4.42 AC  
 SQUARE FOOTAGE OF SITE: 192,541 SF  
 MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT  
 JAY FRANKS  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 615.300.2001  
 jfrank130@msn.com  
 HARPETH ASSOCIATES LLC  
 J. RODERICK HELLER III  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 202.257.5260  
 roderickheller10@gmail.com

DANMARK COMPANY  
 WILLIAM DEPREEST  
 2060 HILLSBORO ROAD  
 FRANKLIN, TN 37069  
 615.794.2928  
 depreestcompany@att.net  
 RON SHUFF FAMILY PARTNERSHIP  
 RONALD L. SHUFF  
 127 2ND AVENUE NORTH  
 FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE  
 EMAIL: greggambles209@gmail.com  
 PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: (SEE DEVELOPMENT DATA CHART, C2.0)  
 BUILDING COVERAGE: 63.2%  
 BUILDING HEIGHT: UP TO 4 STORIES, MAX 5' FOR HOTEL USE AND  
 MAX 5'1" FOR OTHER USES TO TOP OF PARAPET  
 LANDSCAPE SURFACE RATIO: 0.15 (SEE MOS REQUEST C2.3)  
 MINIMUM LANDSCAPE RATIO: 0.20 (SEE MOS REQUEST C2.3)  
 INCOMPATIBLE-USE BUFFER REQUIRED: NO  
 MINIMUM PARKING REQUIRED: (SEE DEVELOPMENT DATA CHART, C2.0)  
 MAXIMUM PARKING LIMIT: N/A  
 EXISTING PARKING (IF APPLICABLE): N/A  
 PARKING PROVIDED: (SEE DEVELOPMENT DATA CHART, C2.0)  
 RESIDENTIAL DENSITY: 34.17 DUA  
 TREE CANOPY: .01 AC PRESERVED (SEE MOS REQUEST C2.3)  
 OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 0.13 AC  
 FORMAL REQUIRED: 0.13 AC (3% OF SITE)  
 INFORMAL REQUIRED: 0 AC

**TREE CANOPY RETENTION**

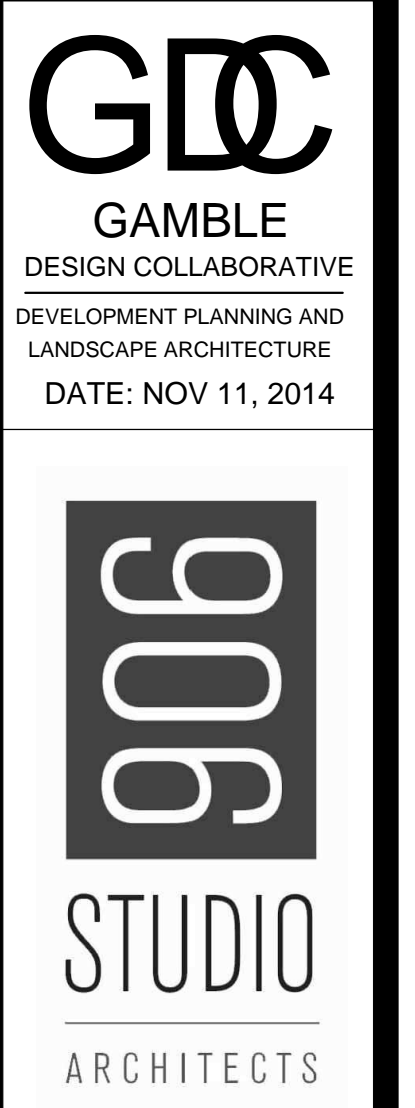
TREE AREA	EXISTING
A	6108 SF
B	1009 SF
C	3529 SF
D	3926 SF
TOTAL:	14,574 SF
TOTAL ACRES:	0.31 AC

**TREE CANOPY PRESERVATION**

EXISTING TREE CANOPY:	14,574 SF	0.31 AC
REQUIRED PRESERVATION:	14,574 SF X 54% =	7,870 SF 54%

**SPECIMEN TREES**

#	SPECIES	DBH	CONDITION
100	MAPLE	32"	GOOD
101	MAPLE	32"	FAIR
102	OAK	42"	GOOD
103	ASH	36"	GOOD
104	ELM	30"	POOR



**REZONING REQUEST**  
**HARPETH SQUARE PUD SUBDIVISION**  
 TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26  
 FRANKLIN, TENNESSEE

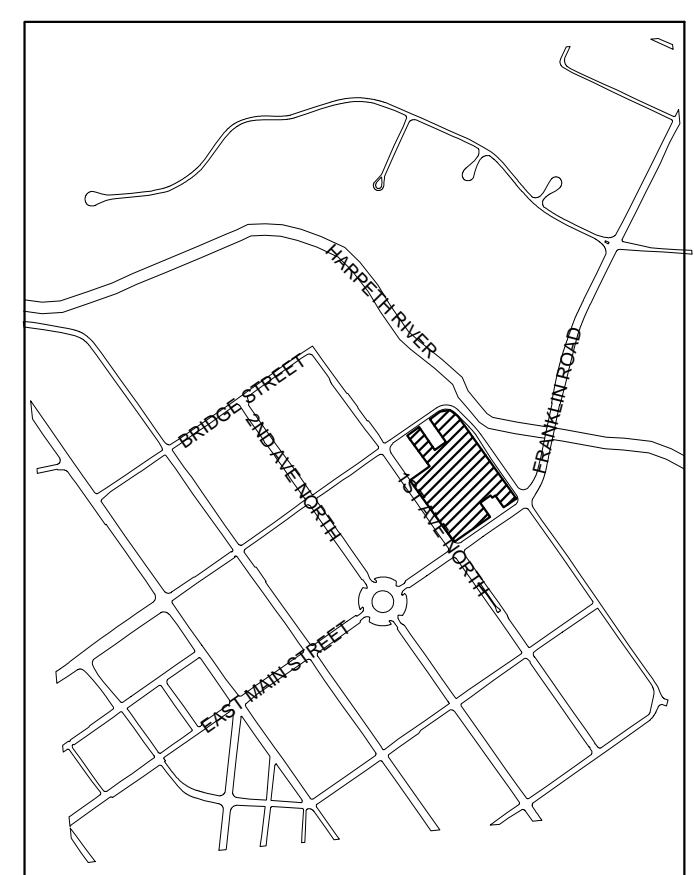


GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggambles209@gmail.com  
 615.975.5765

CANOPY PRESERVATION

COF# 4712

C3.0



VICINITY MAP  
 SCALE 1" = 1000'