

The Arlington at West Main

SD-R Rezone

COF Project # 6599

725 West Main Street

Being Parcel 22 on Tax Map 78C, Group J

Franklin, Williamson County, Tennessee

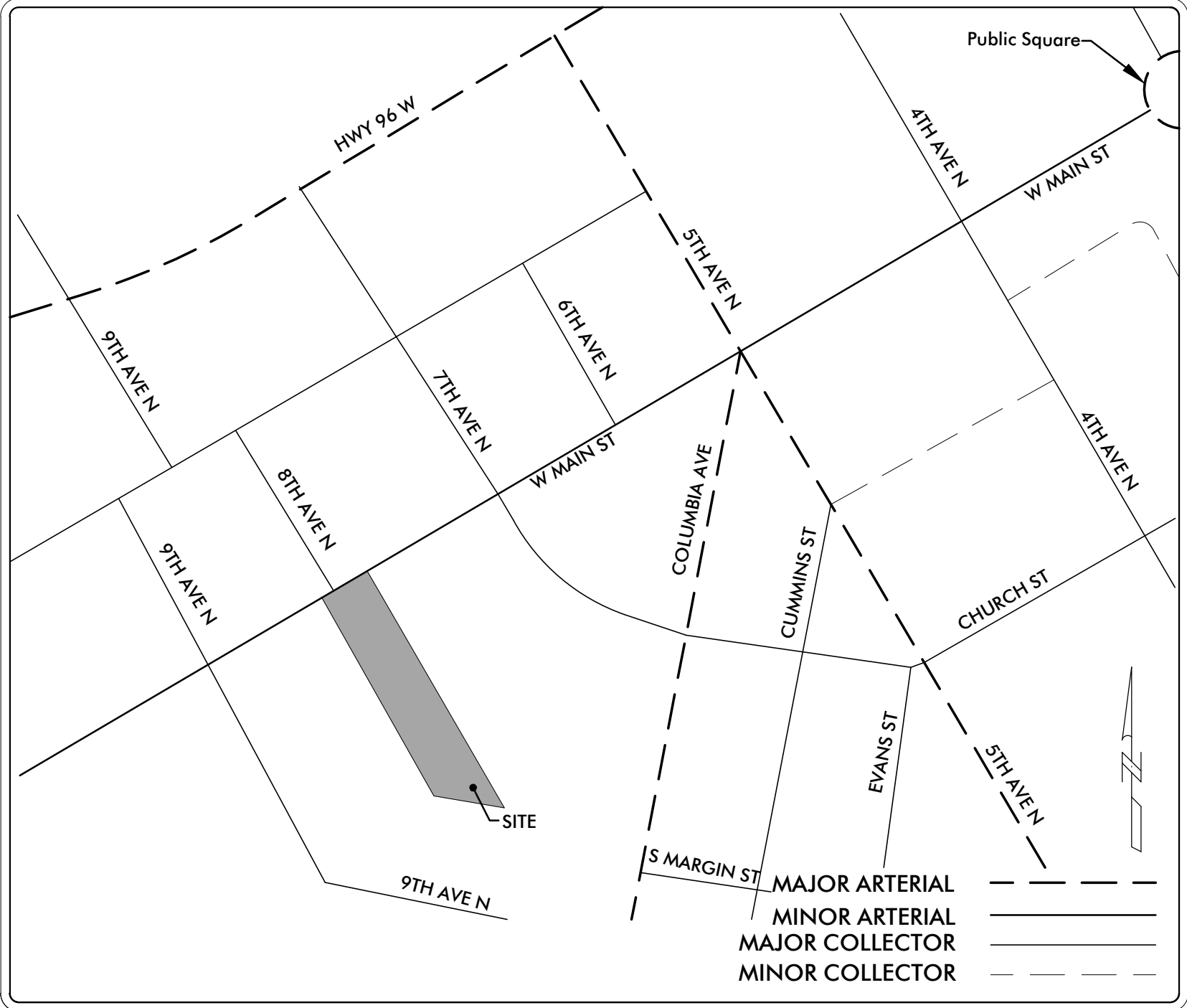
TOTAL AREA = 0.9 ACRES

Date: December 7, 2017

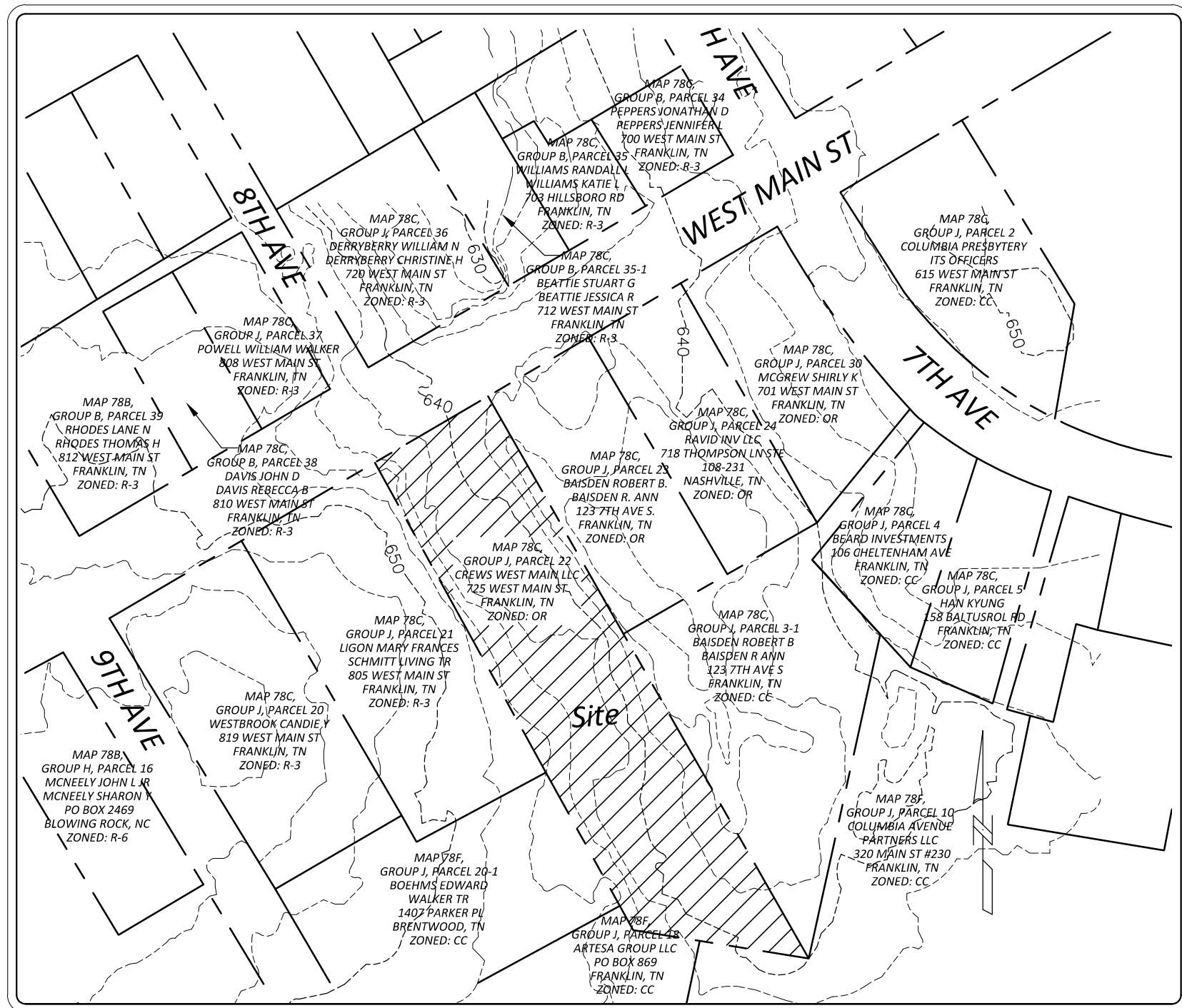
Sheet Schedule

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: SDR-10
Owner
D9 Arlington, LLC 2300 Foxhaven Drive Franklin, TN 37069 Contact: Bernie Butler 615.419.6933 berniebutler@comcast.net
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 #	6599
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:	SD-R 10.00 / CF-CO -3, CF-CO-7
PROPOSED ZONING:	SD-R 11.50
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:	10 Multi-Family Units
DENSITY:	11.5 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:	4 Units x 3 Bedrooms= 4 x 3 Spaces= 12 Spaces 6 Units x 2 Bedrooms= 6 x 2.5 Spaces= 15 Spaces
	Required Parking 27 Spaces Proposed Parking 27 Spaces
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site

*The project proposes 10 units, which will require a Parkland Dedication fee during the final plat process. The area calculation for the fee is as follows:
10 Units x 1,200 SF = 12,000 SF

Site Description

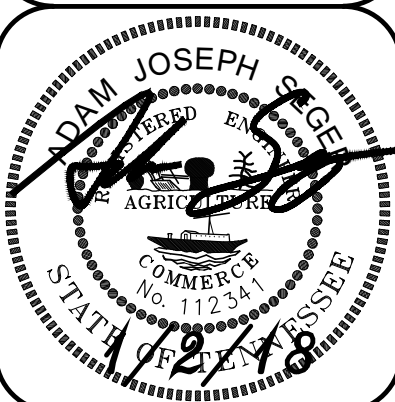
The Arlington at West Main site is located within the Office Residential zoning district and within the CF-CO-3 and CF-CO-7 character area and HPO overlay areas. The development scope includes demolition of the existing apartment buildings currently located on the property and the construction of high-end 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 CF-CO-3 and CF-CO-7 character area design standards, and the HPO overlay design guidelines. The future use will achieve this with the installment 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:
December 7, 2017

Revisions:

1/2/2018
DRT Comments

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Franklin, Williamson County, Tennessee



PERMITS:

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #15153
The Arlington at
West Main

C0.0

Sheet 1 of 2

Notes & Project Standards

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www.piedmontng.com

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Tax Map 78C Group J, Parcel 22
Zoned: SDR-10

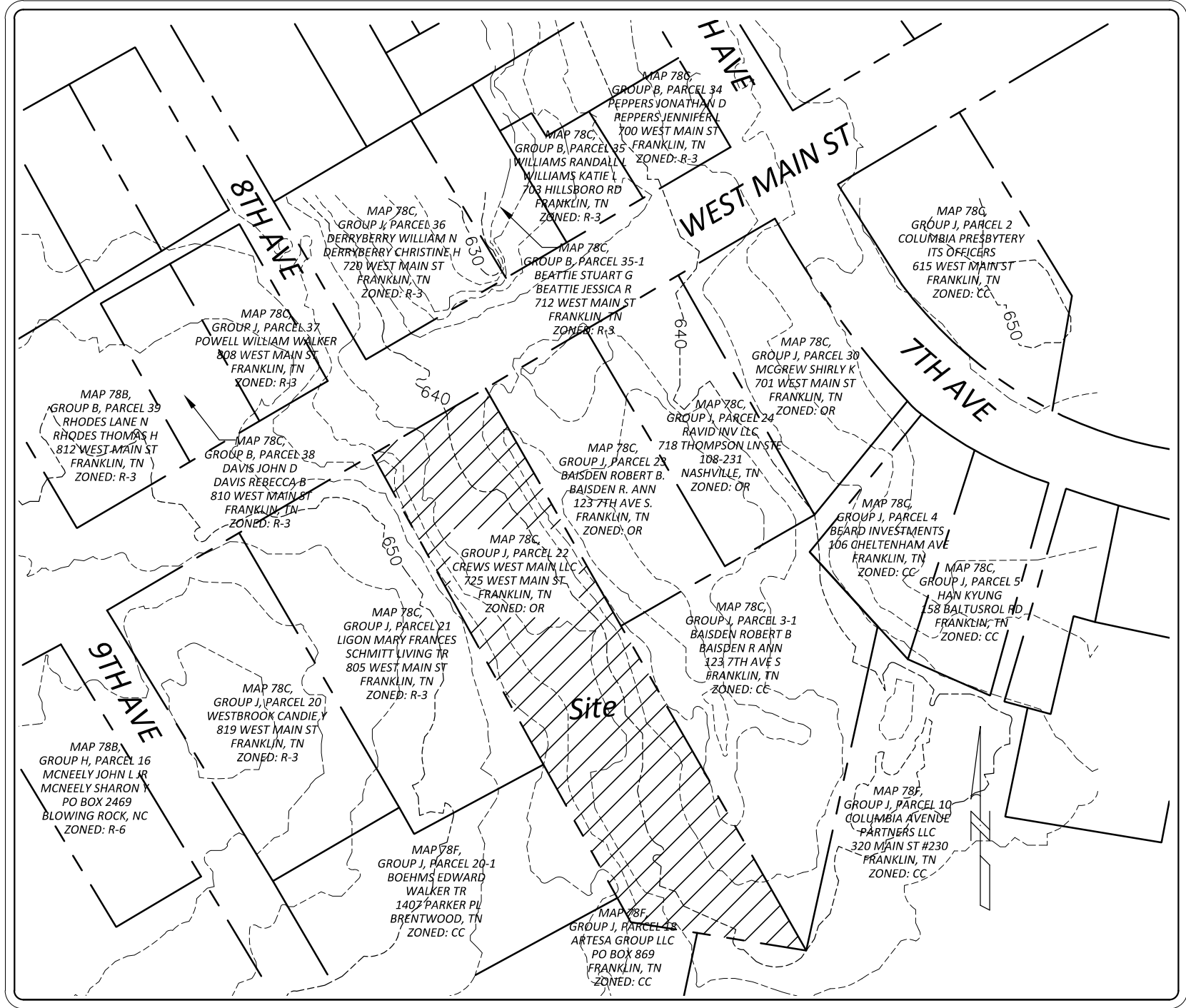
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berniebutler@comcast.net

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Nashville, Tennessee 37204
615.297.5166

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

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 December 22,
2016



VICINITY MAP
SCALE: 1" = 100'

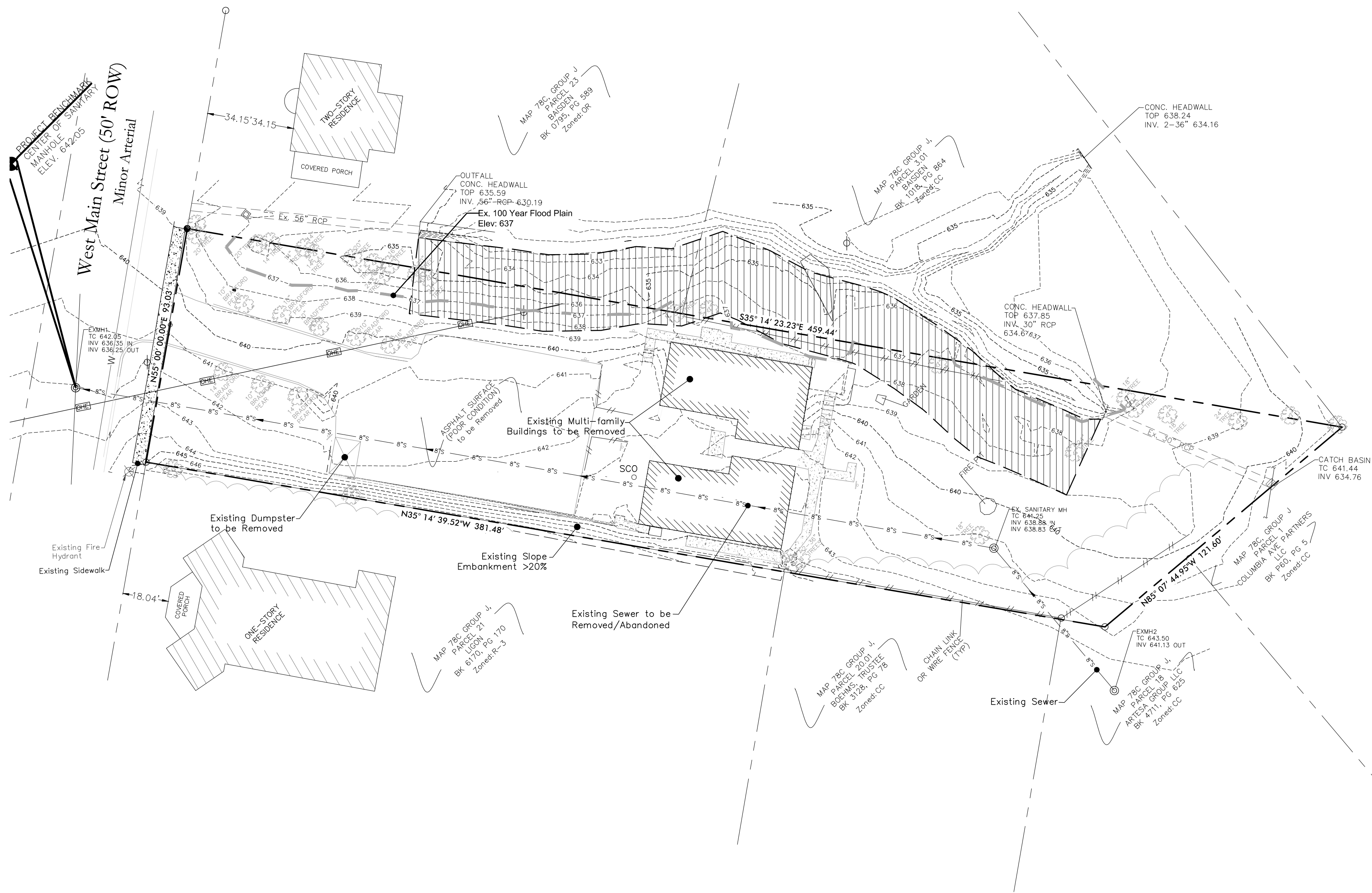
Legal Description

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 Trip/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.



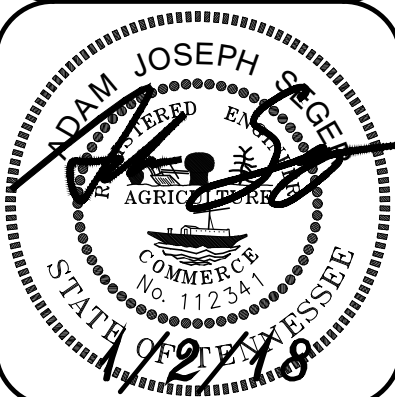
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