

# PUD & REZONING 1226 ADAMS STREET PUD SUBDIVISION, DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6386

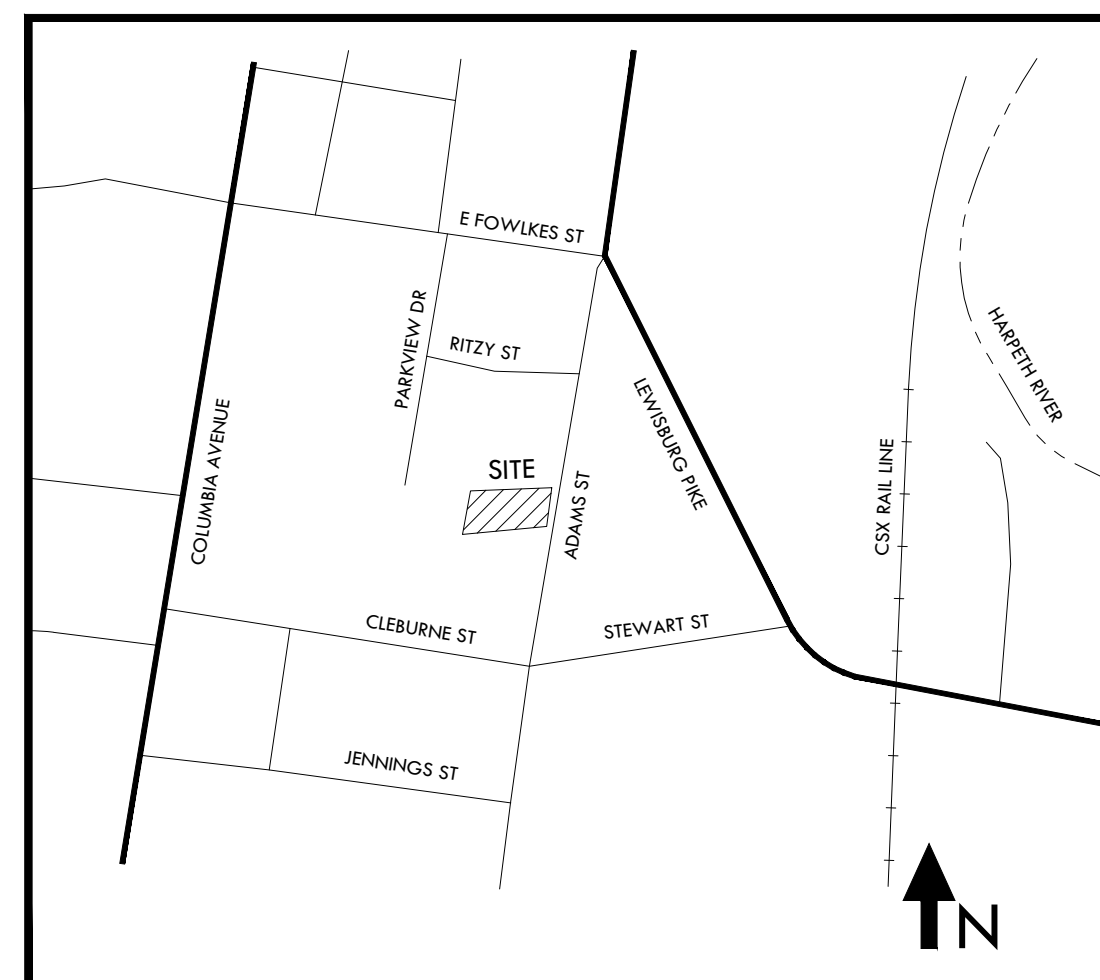
APRIL 06, 2017

### 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: S3R - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL CENTRAL FRANKLIN (CFCO - 3)  
 CHARACTER AREA: 0.429 ACRES - TOTAL  
 ACREAGE OF SITE: 0.215 ACRES (9,379 SF) - PROPOSED LOT 1  
 0.214 ACRES (9,315 SF) - PROPOSED LOT 2  
 MINERAL RIGHTS: RIGHTS RETAINED BY OWNER  
 PROPOSED LOTS: 2 DETACHED SINGLE FAMILY  
 UNIT SIZES: 2,500 SF TO 3,000 SF  
 BUILDING HEIGHTS: TWO STORY  
 SETBACKS: 15 FT FRONT  
 5 FT REAR  
 5 FT SIDE

### 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



VICINITY MAP  
NO SCALE



PREPARED FOR:  
**GARDEN GATE HOMES**  
 427 MURFREESBORO RD.  
 FRANKLIN, TENNESSEE 37064  
 (615)-456-5515

### INDEX OF SHEETS

| SHEET NO. | SHEET TITLE              |
|-----------|--------------------------|
| C0.0      | COVER SHEET              |
| C1.0      | EXISTING CONDITIONS      |
| C2.0      | OVERALL DEVELOPMENT PLAN |
| C3.0      | TREE REMOVAL PLAN        |
| C3.1      | GRADING & DRAINAGE PLAN  |
| C4.0      | ACCESS PLAN              |
| C5.0      | UTILITY PLAN             |

### STATEMENT OF LUP COMPLIANCE:

This project complies with the land use plan as a continuation of surrounding residential development with similar lot sizes.

### STATEMENT OF IMPACTS

**Traffic** - The proposed property is currently one single family home. This development would add one additional home.

**Water and Sewer Impacts** - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

**Drainage** - Currently, the property drains north and east toward Adam Street. Proposed drainage would be designed to follow a similar path.

**Reclaimed Water** - Reclaimed water is not available at this site.

**Solid Waste** - One new home will be constructed and shall be served using residential dumpsters consistent with the surrounding neighborhood.

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



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

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04/06/17 16063

C0.0

COVER SHEET

**SITE DATA**

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064  
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 CIVIL DISTRICT: 9TH  
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 EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)  
 PROPOSED ZONING: R-3 (RESIDENTIAL DISTRICT)  
 CHARACTER AREA: (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL CENTRAL FRANKLIN  
 ACREAGE OF SITE: 0.429 ACRES  
 MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

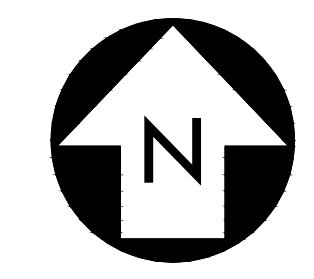
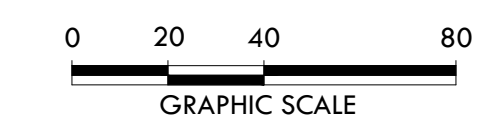
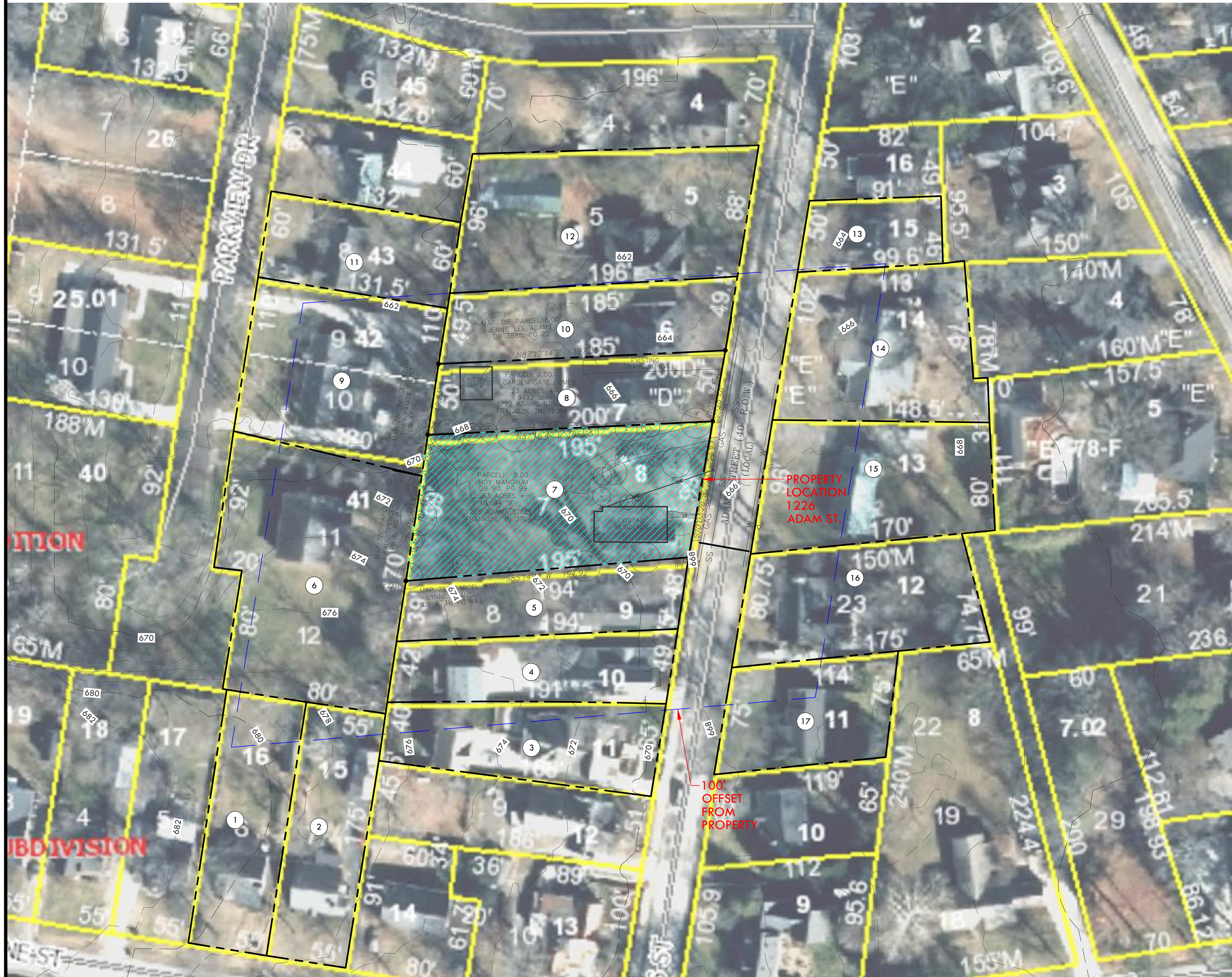
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| ID | PRCLID      | DEED/PLAT                     | OWNER  | ZONING |
|----|-------------|-------------------------------|--|--------|
| 1  | 078F-D01600 | DB-N/A DP-N/A, PB-71 PP-433   | SPENCER PAUL E                                     | R-3    |
| 2  | 078F-D01500 | DB-2011 DP-123, PB-71 PP-433  | ABINGTON MELISSA C                                 | R-3    |
| 3  | 078F-D01100 | DB-5535 DP-666, PB-N/A PP-N/A | SHAW JOHN & SHAW JANET D                           | R-3    |
| 4  | 078F-D01000 | DB-6632 DP-146, PB-16 PP-1    | ORR DAVID G LIV TRUST                              | R-3    |
| 5  | 078F-D00900 | DB-6731 DP-493, PB-1 PP-126   | EVANS LYNNE S                                      | R-3    |
| 6  | 078F-D04100 | DB-N/A DP-N/A, PB-1 PP-82     | SPENCER PAUL                                       | R-3    |
| 7  | 078F-D00800 | DB-N/A DP-N/A, PB-N/A PP-N/A  | MANGRUM ROY & MANGRUM ROBERTA                      | R-3    |
| 8  | 078F-D00700 | DB-3885 DP-22, PB-N/A PP-N/A  | GARDEN GATE HOMES                                  | R-3    |
| 9  | 078F-D04200 | DB-4876 DP-816, PB-1 PP-82    | TIREY FAMILY TRUST                                 | R-3    |
| 10 | 078F-D00600 | DB-837 DP-868, PB-N/A PP-N/A  | ADAMS JENNIE L                                     | R-3    |
| 11 | 078F-D04300 | DB-6862 DP-639, PB-1 PP-81    | BINKLEY TIM & BINKLEY LAURA S                      | R-3    |
| 12 | 078F-D00500 | DB-2276 DP-753, PB-N/A PP-N/A | ADAMS JENNIE LEE                                   | R-3    |
| 13 | 078F-E01500 | DB-N/A DP-N/A, PB-N/A PP-N/A  | JEFFERSON JAMES C & JEFFERSON ANN MCGHEE           | R-3    |
| 14 | 078F-E01400 | DB-2719 DP-219, PB-N/A PP-N/A | LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER | R-3    |
| 15 | 078F-E01300 | DB-5612 DP-569, PB-N/A PP-N/A | PEACH CECIL W & PEACH PAT                          | R-3    |
| 16 | 078F-E01200 | DB-2714 DP-799, PB-N/A PP-N/A | RUSSELL BRENDA ANN                                 | R-3    |
| 17 | 078F-E01100 | DB-5007 DP-493, PB-1 PP-126   | COOK JEFFREY W & COOK JULIE A                      | R-3    |

**NOTES**

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.  
 TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



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 DEVELOPMENT PLAN  
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 FRANKLIN, TENNESSEE

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**C1.0**  
 EXISTING  
 CONDITIONS

| 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 CENTRAL FRANKLIN   |
| CHARACTER AREA:                  | 0.429 ACRES - TOTAL  |
| ACREAGE OF SITE:                 | 0.215 ACRES (9,379 SF) - PROPOSED LOT 1<br>0.214 ACRES (9,315 SF) - PROPOSED LOT 2<br>RIGHTS RETAINED BY OWNER |
| MINERAL RIGHTS:                  |  |
| PROPOSED LOTS:                   | 2 DETACHED SINGLE FAMILY   |
| UNIT SIZES:                      | 2,500 SF TO 3,000 SF   |
| BUILDING HEIGHTS:                | TWO STORY  |
| SETBACKS:                        | 15 FT FRONT<br>5 FT REAR<br>5 FT SIDE  |

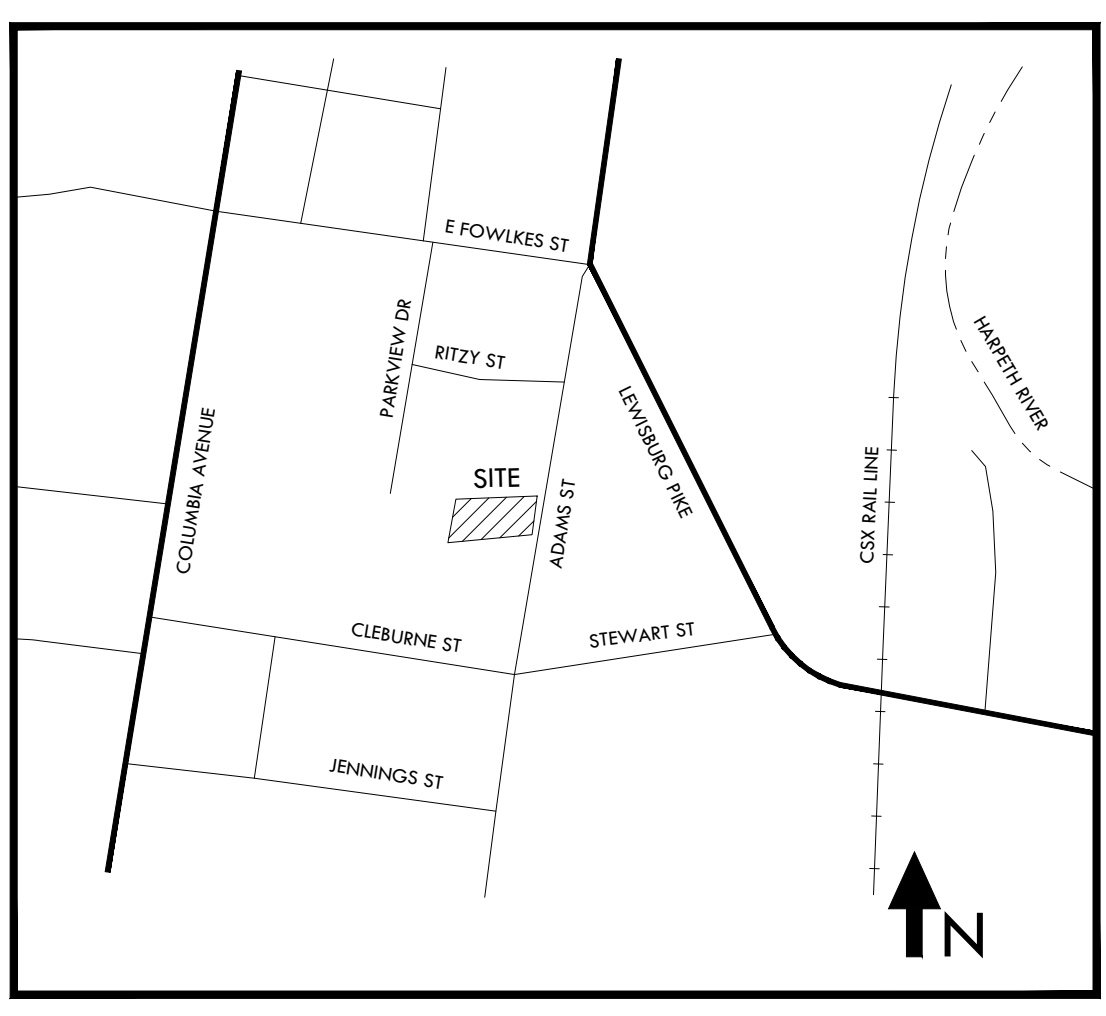
| DEVELOPMENT SUMMARY    |   |
|------------------------|---|
| PLAN PREPARATION DATE: | MARCH 13, 2017  |
| CIVIL ENGINEER:        | CRUNK ENGINEERING LLC<br>1894 GEN. GEORGE PATTON DR.<br>SUITE 600<br>FRANKLIN, TN<br>615-873-1795<br>CONTACT: ADAM CRUNK, PE<br>adam@crunkeng.com |
| DEVELOPER:             | GARDEN GATE HOMES<br>427 MURFREESBORO RD.<br>FRANKLIN, TN 37064<br>matt.christensen@comcast.net<br>(615) 456-5515                                 |
| OWNER:                 | ROY AND ROBERTA MANGRUM<br>6641 FANNIE DANIEL DR.<br>COLLEGE GROVE, TN 37046<br>(615) 794-4201  |

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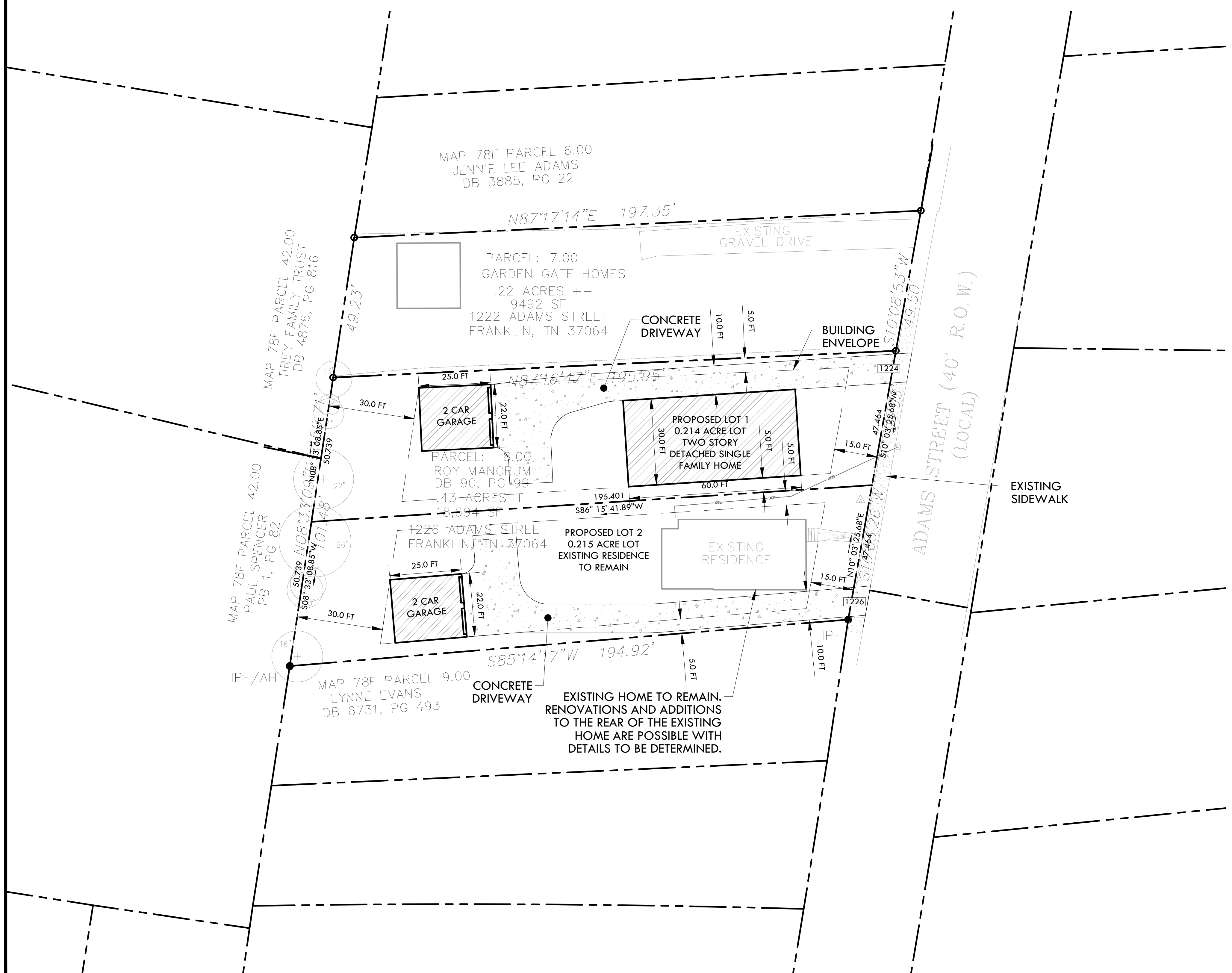
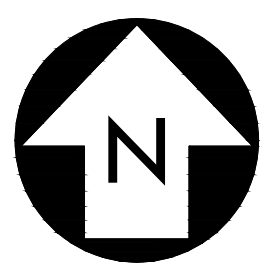
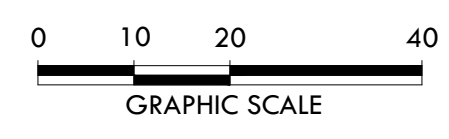



- NOTES:
- 1) ALL SURROUNDING PARCELS ARE ZONED R3.
  - 2) NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

**PROPOSED ARCHITECTURAL CONCEPT**



VICINITY MAP  
NO SCALE

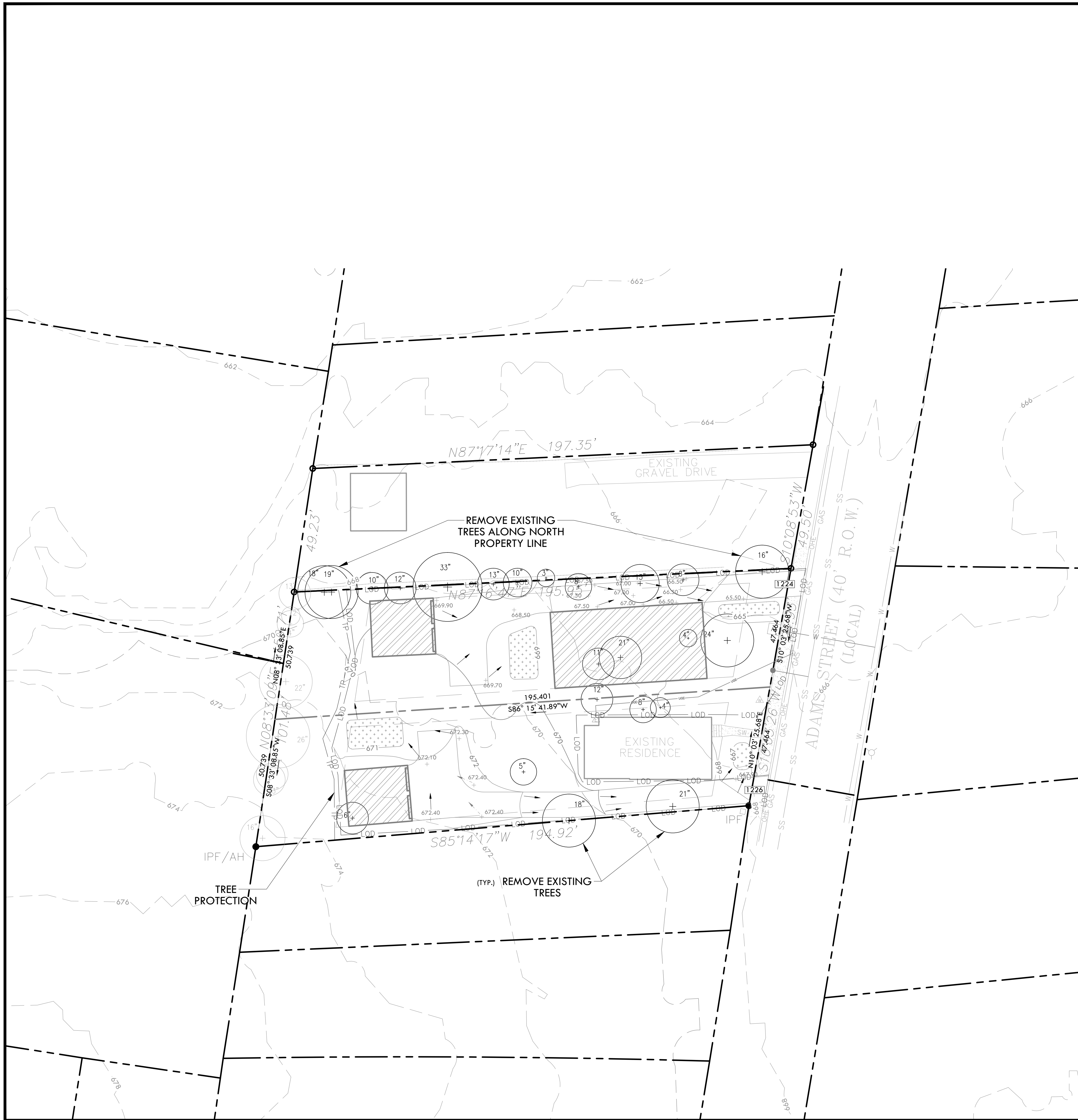


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**C2.0**  
DEVELOPMENT  
PLAN



**TREE CANOPY RETENTION**

ACCORDING TO THE CITY OF FRANKLIN ZONING ORDINANCE, SITES LESS THAN ONE ACRE ARE NOT REQUIRED TO COMPLY WITH THE TREE CANOPY RETENTION REQUIREMENTS. THE EXISTING PROPERTY IS 0.429 ACRES.

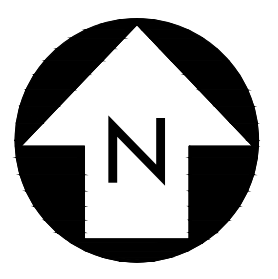
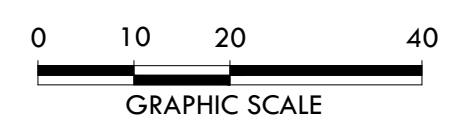
SPECIMEN TREES: 5.2.6 1 c. SINGLE-FAMILY RESIDENTIAL LOTS OF ONE ACRE OR LESS IN SIZE AND USED AS A SINGLE-FAMILY RESIDENCE, SHALL BE EXEMPT FROM THIS SECTION EXCEPT WHEN LOCATED IN SPECIAL AREAS 1 AND 2 OF THE CFCC DISTRICT. THIS PROPERTY IS USED AS A SINGLE-FAMILY RESIDENCE AND IS 0.429 ACRES, AND IS CFCC - 3.

\*NOTE THAT THE PROPOSED DEVELOPER OWNS THE PROPERTY TO THE NORTH AND CAN RECEIVE A WAIVER FOR CONSTRUCTION BENEATH THOSE TREES.

**EXISTING TREES REMOVED**

|             |       |
|-------------|-------|
| MAPLE       | = 24" |
| MAPLE       | = 12" |
| MAPLE       | = 8"  |
| MAPLE       | = 10" |
| SUGAR MAPLE | = 21" |
| OAK         | = 18" |
| OAK         | = 33" |
| OAK         | = 16" |
| OAK         | = 21" |
| OAK         | = 11" |
| OAK         | = 13" |
| OAK         | = 8"  |
| CEDAR       | = 4"  |
| HACKBERRY   | = 13" |
| HACKBERRY   | = 12" |
| HACKBERRY   | = 10" |
| HACKBERRY   | = 6"  |
| HACKBERRY   | = 3"  |
| DOGWOOD     | = 5"  |
| REDBUD      | = 8"  |
| REDBUD      | = 4"  |
| WALNUT      | = 19" |
| WALNUT      | = 18" |

TOTAL CALIPER INCHES REMOVED = 297"



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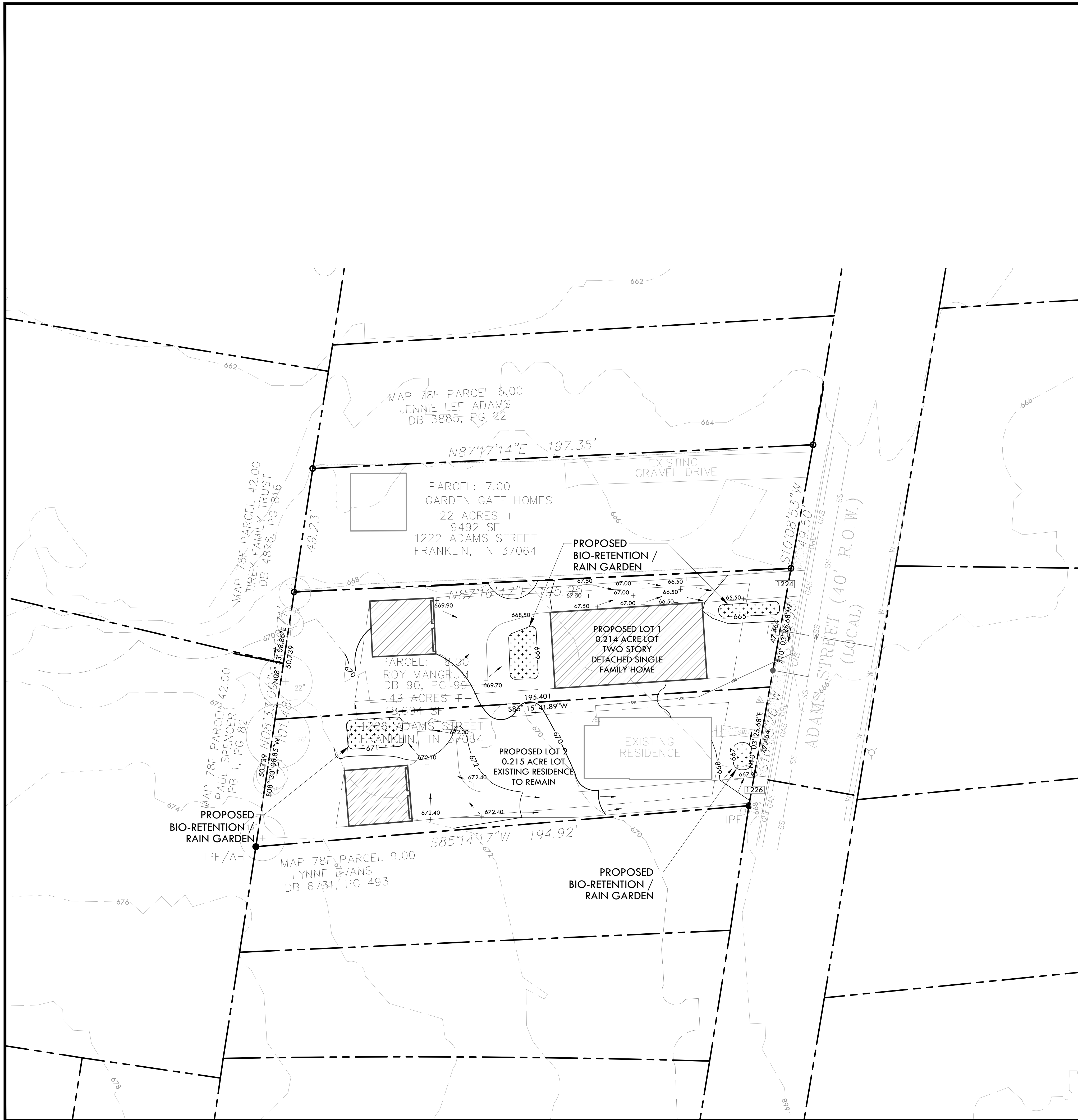


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**C3.0**  
**TREE REMOVAL PLAN**



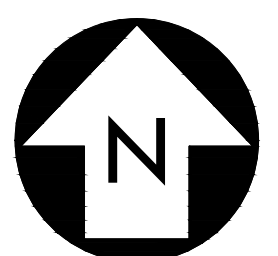
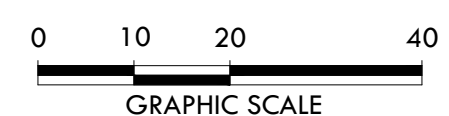
**NOTES:**

- 1) EXISTING DRAINAGE FLOWS NORTH AND EAST TOWARD THE NEIGHBORING HOMES AND THE ADAMS STREET R.O.W.
- 2) PROPOSED DRAINAGE WILL BE ROUTED TO STRUCTURAL BMPS PRIOR TO BEING DISCHARGED.

**GRADING & DRAINAGE DATA CHART**

- SITE AREA TOTAL = 0.423 AC
- IMPERVIOUS AREA TOTAL = 0.19 AC
- DISTURBED AREA TOTAL = 0.35 AC
- Existing Rv Value = 0.297
- Proposed Rv VALUE Prior to Treatment = 0.817\*
- PEAK FLOW RUNOFF \*

\*PROPOSED DEVELOPMENT WILL COMPLY WITH CITY OF FRANKLIN STORMWATER REQUIREMENTS TO PROVIDE A TREATED Rv VALUE OF LESS THAN OR EQUAL TO 0.200. THE PROPOSED DEVELOPMENT WILL DETAIN THE PEAK FLOWS FOR THE 2 YEAR THROUGH 100 YEAR STORM EVENTS.



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**C3.1**  
 GRADING &  
 DRAINAGE  
 PLAN

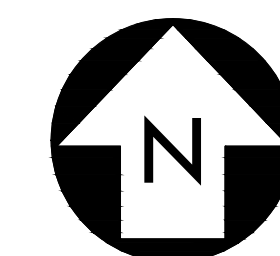
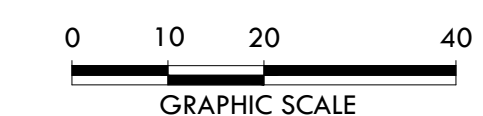


**STATEMENT OF IMPACTS**

Traffic - The proposed property is currently one single family home. This development would add one additional home.

**NOTES:**

- 1) ADAMS STREET IS A LOCAL STREET. THEREFORE NO NEW R.O.W. IS PROPOSED FOR DEDICATION.
- 2) CONNECTIVITY INDEX IS NOT REQUIRED SINCE NO NEW STREETS ARE PROPOSED.
- 3) ACCESS DRIVES ARE PROPOSED WITHIN 5 FEET OF THE PROPERTY LINE AND WILL REQUIRE APPROVAL FROM BUILDING AND NEIGHBORHOOD SERVICES AS STIPULATED IN THE MUNICIPAL CODE. NOTE THAT THIS DRIVEWAY CONFIGURATION IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD.
- 4) ACCESS FOR FIRE AND SOLID WASTE WILL BE LIMITED TO ADAMS STREET AS IT IS CURRENTLY PROVIDED FOR THE EXISTING HOME.



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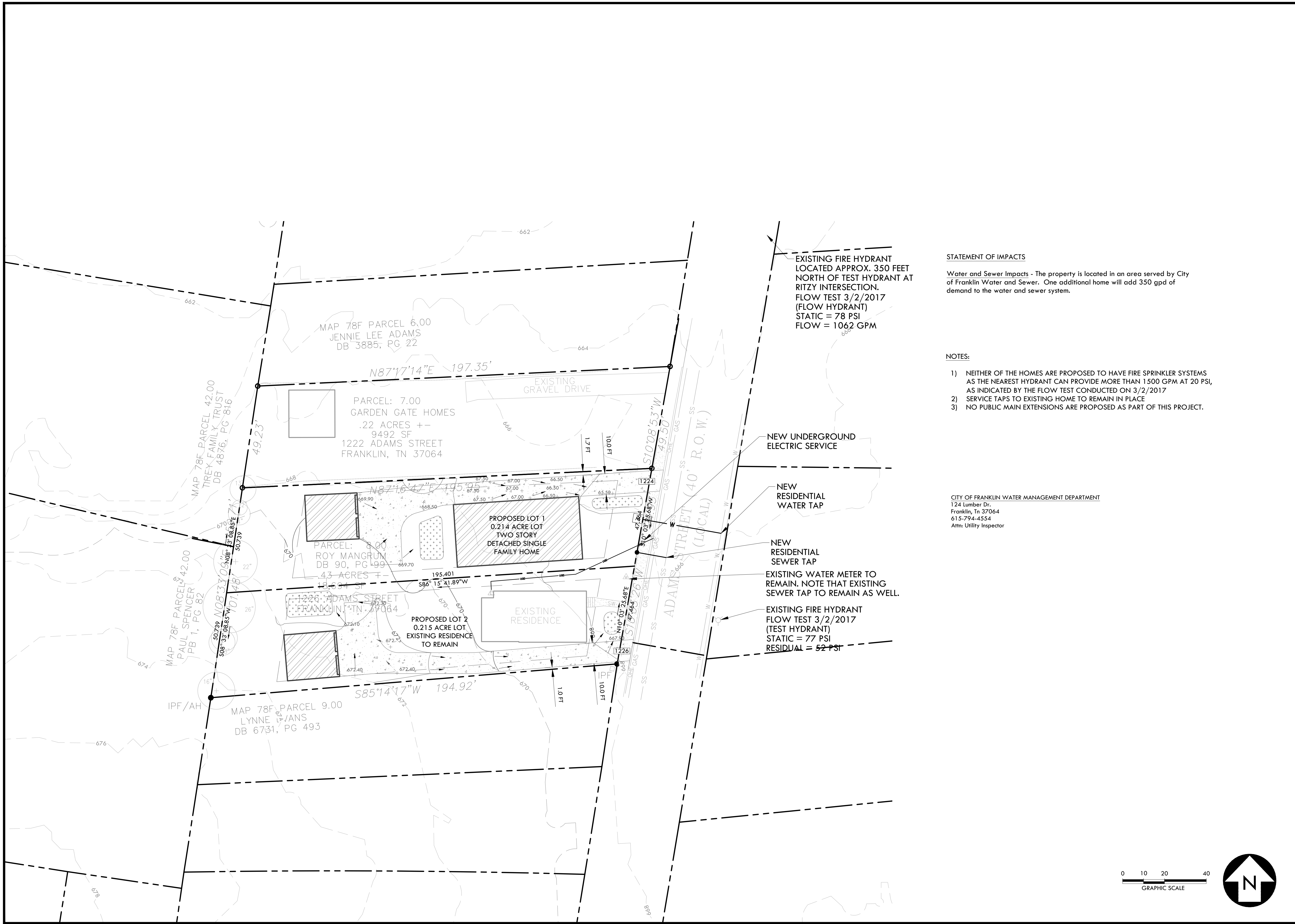
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**C4.0**  
ACCESS PLAN



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EXISTING FIRE HYDRANT  
 LOCATED APPROX. 350 FEET  
 NORTH OF TEST HYDRANT AT  
 RITZY INTERSECTION.  
 FLOW TEST 3/2/2017  
 (FLOW HYDRANT)  
 STATIC = 78 PSI  
 FLOW = 1062 GPM

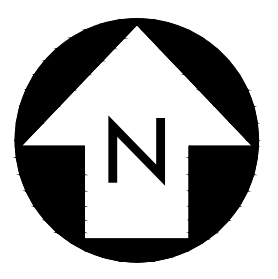
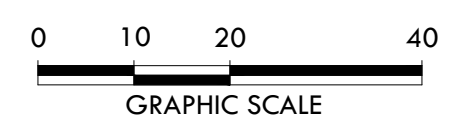
**STATEMENT OF IMPACTS**

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

**NOTES:**

- 1) NEITHER OF THE HOMES ARE PROPOSED TO HAVE FIRE SPRINKLER SYSTEMS AS THE NEAREST HYDRANT CAN PROVIDE MORE THAN 1500 GPM AT 20 PSI, AS INDICATED BY THE FLOW TEST CONDUCTED ON 3/2/2017
- 2) SERVICE TAPS TO EXISTING HOME TO REMAIN IN PLACE
- 3) NO PUBLIC MAIN EXTENSIONS ARE PROPOSED AS PART OF THIS PROJECT.

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT  
 124 Lumber Dr.  
 Franklin, TN 37064  
 615-794-4554  
 Attn: Utility Inspector



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**C5.0**  
 UTILITY PLAN