

# REZONING SUBMITTAL

# BUSHNELL FARM

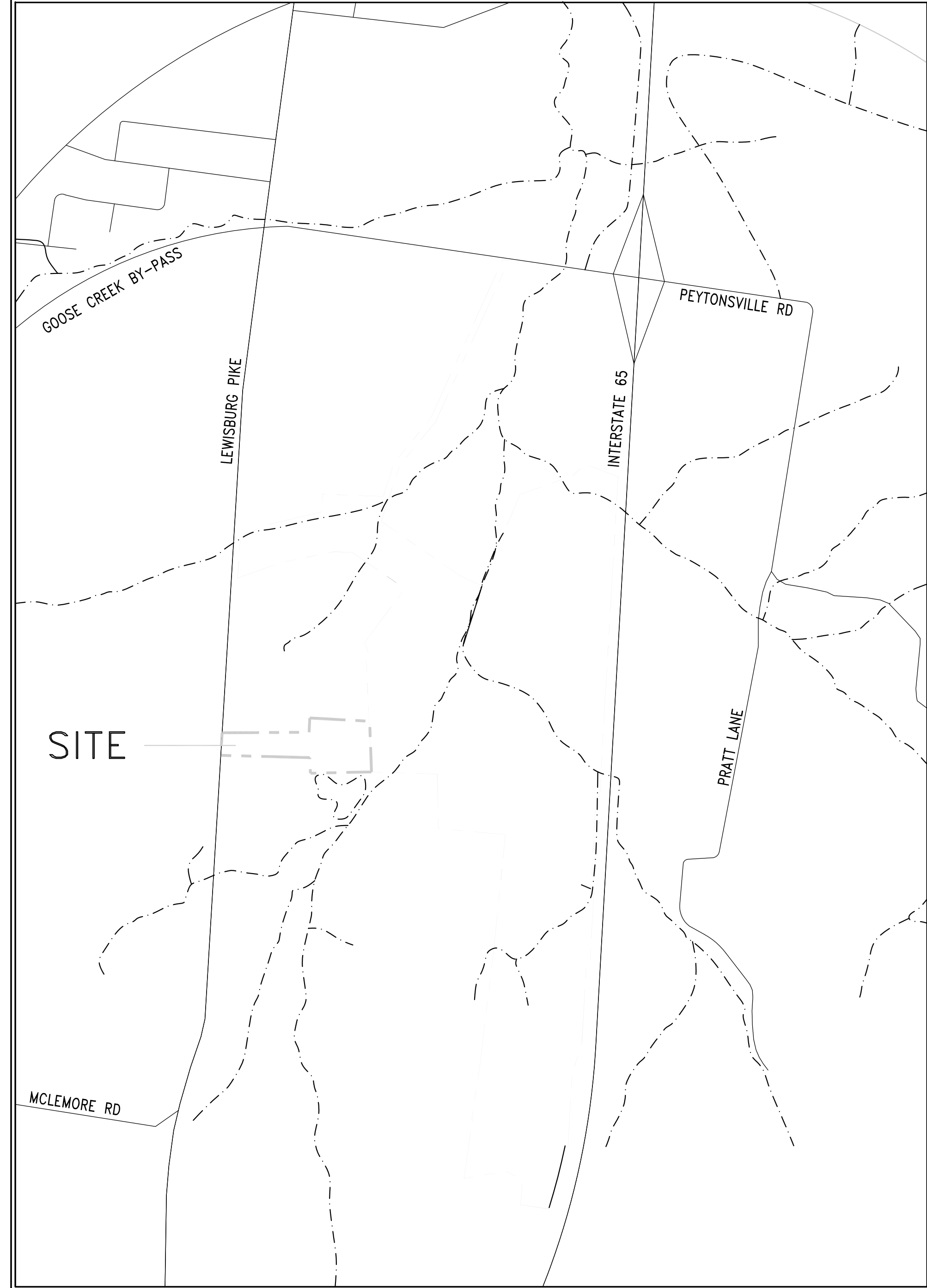
## CONSERVATION SUBDIVISION

### ZONING: SD-R

DENSITY: 2.90 UN/AC

FRANKLIN, TENNESSEE  
CITY OF FRANKLIN PROJECT NO. 6470

REZONING SUBMITTAL: JUNE 2, 2017  
REZONING RE-SUBMITTAL: JULY 6, 2017



**SITE LOCATION MAP**

1" = 1000'

**SITE DATA**

SUBDIVISION/DEVELOPMENT:	BUSHNELL FARM
CITY OF FRANKLIN PROJECT NUMBER	6470
LOT NUMBERS	1-15, 100-105(OPEN SPACE)
ADDRESS:	1495 & 1521 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING AND CHARACTER AREA OVERLAY:	GCCO-5
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE	9.59
OWNERS REPRESENTATIVE:	Tenn Contractors Inc.
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NO.:	615-305-1033
CONTACT NAME:	TYLER RING
E-MAIL ADDRESS:	tyleriring@comcast.net
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 - NASHVILLE TN 37203
PHONE NO.:	(615) 250-8154
FAX NO.:	(615) 250-8155
CONTACT:	JOHN HAAS - jhaas@edgela.com

**INDEX OF SHEETS**

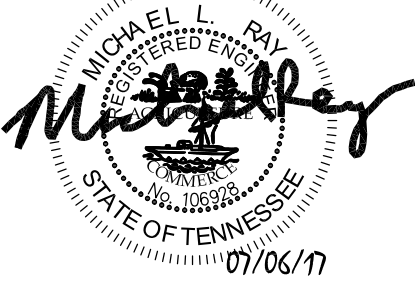
SHEET #	TITLE
C0.0	Cover Sheet
R 1.0	Rezoning Plan

PREPARED FOR:  
**TENN. CONTRACTORS INC.**  
P.O. BOX 314  
FRANKLIN, TN 37065  
615.305.1033

PREPARED BY:

**EDGE**  
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN  
210 12th Ave. South, Suite 202  
Nashville, Tennessee 37203  
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**EI ENERGY LAND & INFRASTRUCTURE**  
1400 DONNELSON PIKE, SUITE 400 - NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELL-LLC.COM  
ENGINEERING • SURVEYING • INFRASTRUCTURE • ENVIRONMENTAL



CONSULTANTS



PROJECT TITLE  
**BUSHNELL FARM**  
COF NO. 6470  
FRANKLIN, TN

CLIENT  
**STREAM VALLEY FRANKLIN, LLC**  
FRANKLIN, TN

PROJECT NO. 16168  
Date 05/01/2017  
Revisions  
06/12/2017 REZONING  
07/06/2017 PER CITY COMMENTS

Sheet Title

**REZONING PLAN**

Sheet Number

**R 1.00**

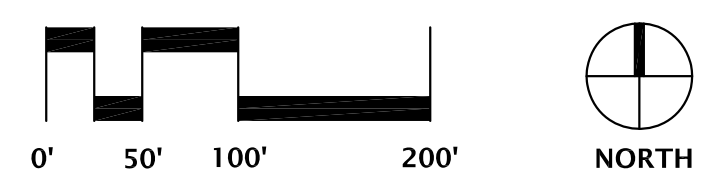


SUBDIVISION/DEVELOPMENT	BUSHNELL FARMS
EXISTING ZONING	MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS	1495 LEWISBURG PIKE & 1521 LEWISBURG PIKE
PROPOSED ZONING	SD-R : 2.90 DU/Ac
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.60 ACRES (6% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.25 ACRES (41% OF EXISTING CANOPY)
PROPOSED USES:	ATTACHED RESIDENTIAL DETACHED RESIDENTIAL ACCESSORY DWELLING UNITS

**DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:**

1. BOUNDARY INFORMATION PROVIDED BY E.L.I. TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN GIS DEPARTMENT.
2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.
3. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.
4. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.
5. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.
6. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL
7. THE STREAM VALLEY DEVELOPMENT IS WITHIN 500' OF THE SITE
8. WATER, SEWER & RECLAIMED WATER FACILITIES
  - 1) EXISTING FACILITIES
    - 1) SANITARY SEWER SYSTEM
      - A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
      - B) UTILITY DISTRICT ADDITIONAL FLOW IS 20 SFUE. 1 SFUE = 350 GALLONS/UNIT/DAY SFUE - SINGLE FAMILY UNIT EQUIVALENT
    - 2) DOMESTIC WATER SUPPLY
      - A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
      - B) DEMAND IN GALLONS PER DAY 20 x 350 GPD = 7,000 GPD
      - C) DEMAND IN GALLONS PER DAY PREVIOUS: 0 GPD
  - 2) RECLAIMED WATER
    - A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
    - B) DEMAND IN GALLONS PER DAY 20 x 350 GPD = 7,000 GPD
    - C) DEMAND IN GALLONS PER DAY PREVIOUS: 0 GPD
9. FROM THIS SITE, IT IS APPROXIMATELY 5 MILES TO FIRE STATION #5 ON NOAH DRIVE AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY FIVE MILES AWAY ON COLUMBIA AVENUE AT WINSTEAD HILL PARK.
10. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 20 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 13 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND OAK VIEW ELEMENTARY SCHOOL.

11. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. BIG HOUSE UNITS SHALL USE GARAGE, STACKING AND/OR SURFACE SPACES.
12. MINERAL RIGHTS ARE HELD BY TENNESSEE CONTRACTORS INC.
13. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.
14. ALL PARKING STANDARDS FOR RESIDENTIAL AND MULTIFAMILY USES SHALL MEET THE STANDARDS WITHIN SECTION 5.9, TABLE 5-9 OF THE CITY OF FRANKLIN ZONING ORDINANCE.
15. THERE IS A HISTORIC BUILDING / PROPERTY WITHIN 500' OF THE PROPOSED DEVELOPMENT.
16. THERE ARE NO STRUCTURES CURRENTLY ON THE SITE.



ENGINEERING PROVIDED BY:  
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EDGE  
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DEVELOPER:  
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FRANKLIN, TN. 37067  
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