

January 5, 2017

Ms. Emily Hunter  
Franklin Planning & Sustainability Department  
109 3<sup>rd</sup> Avenue South  
Franklin, TN 37064

RE: Apex Village PUD Subdivision, Development Plan (Modification of Standards – Parkland) – COF #6305

Dear Ms. Hunter:

We are respectfully requesting a Modification of Standards for the City of Franklin Zoning Ordinance in regards to Section 5.5.4 Dedication of Public Land for Parks and Greenways / Blueways. We are requesting that the requirement for Park Land Dedication be waived in lieu of a privately held and maintained open space with an All Access Public Easement. (See attached exhibit) It should be noted that the area of open space meets the Park Land Dedication calculation requirement for the development as indicated on the attached plan.

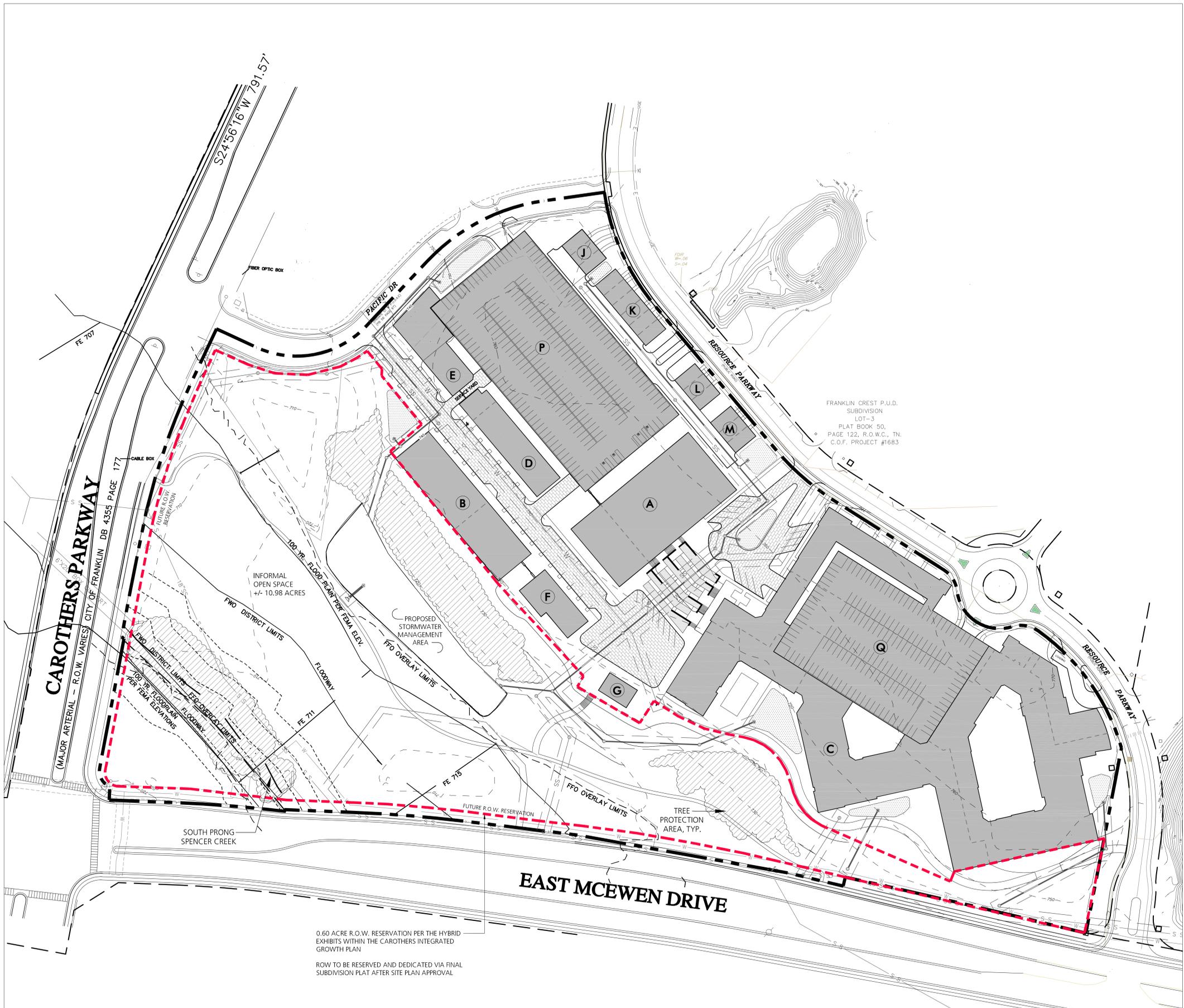
This area will be designated on the plat as subject to an All Access Public Easement and shall cause the recorded declaration of restrictive covenants and easements to include an express, permanent, non-exclusive easement in favor of the public for access to the area and an obligation on the part of the owner's association to maintain the area in a condition suitable for public access and enjoyment.

I thank you for your attention to this matter. If you should have any questions in regards to our request, please do not hesitate to contact me.

Sincerely,

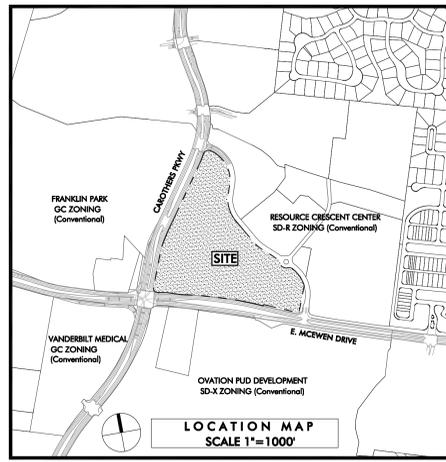


John D. Haas, ASLA  
Principal  
EDGE Planning, Landscape Architecture & Urban Design



FRANKLIN CREST P.U.D.  
 SUBDIVISION  
 LOT-3  
 PLAT BOOK 50,  
 PAGE 122, R.O.W.C., TN  
 C.O.F. PROJECT #1683

0.60 ACRE R.O.W. RESERVATION PER THE HYBRID EXHIBITS WITHIN THE CAROTHERS INTEGRATED GROWTH PLAN  
 ROW TO BE RESERVED AND DEDICATED VIA FINAL SUBDIVISION PLAT AFTER SITE PLAN APPROVAL



**SITE DATA**

SUBDIVISION/DEVELOPMENT MAP & PARCEL NUMBER ADDRESS	APEX VILLAGE MAP 062, PARCELS 01417 & 01418 CAROTHERS PARKWAY
EXISTING ZONING CHARACTER AREA SPECIAL AREA OTHER APPLICABLE OVERLAYS	GC - GENERAL COMMERCIAL MCEWEN 4 FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO) CONVENTIONAL
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 23.61 ACRES
SQUARE FOOTAGE OF SITE	+/- 1,028,538 SQ. FT.
RESIDENTIAL DENSITY	14.61 DWU/ACRE
COMMERCIAL SQUARE FOOTAGE	350,000
PROPOSED HOTEL KEYS	200
PROPOSED ZONING	SPECIFIC DEVELOPMENT VARIETY (SD-X) 14.61, 350,000, 200

REQUIRED PARKLAND DEDICATION	+/- 5.23 ACRES
PROVIDED PARKLAND	+/- 5.24 ACRES
RESIDENTIAL DENSITY	14.61 DUA
NET DENSITY (MINUS ROW)	14.90 DUA
NET DENSITY (MINUS ROW & OVERLAY CONSTRAINTS)	18.90 DUA
PROPOSED NUMBER OF RESIDENTIAL UNITS BY USE TYPE	
TOWNHOMES	15 UNITS
*MULTI-FAMILY UNITS	330 UNITS
TOTAL UNITS	345 UNITS

**PARKLAND DEDICATION**

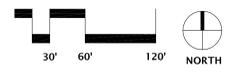
REQUIRED PARKLAND	+/- 5.23 AC
PARKLAND AREA SHOWN	+/- 10.98 AC
AREA WITHIN FFO DISTRICT OR SLOPES ABOVE 14%	+/- 8.36 AC
USEABLE PARKLAND	+/- 2.62 AC

(50% OF PARKLAND DEDICATION CAN BE LOCATED WITHIN FFO DISTRICT & SLOPES ABOVE 14%)

**TOTAL PARKLAND DEDICATION +/- 5.24 AC (2.62 X 2)**  
 \*NOTE: IF PARKLAND DEDICATION AREA CANNOT BE MET TO ACCOMMODATE 345 RESIDENTIAL UNITS, THE ADDITIONAL REQUIRED AREA WILL BE PAID "IN-LIEU OF"

**NOTE:**  
 APPLICANT WILL CAUSE THE +/- 10.98 ACRE PARCEL DEPICTED AS "INFORMAL OPEN SPACE" AS "PARKLAND DEDICATION" TO BE DESIGNATED ON THE PLAT AS SUBJECT TO A PUBLIC ACCESS EASEMENT AND SHALL CAUSE THE RECORDED DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS TO INCLUDE AN EXPRESS, PERMANENT, NON-EXCLUSIVE EASEMENT IN FAVOR OF THE PUBLIC FOR ACCESS TO THE AREA AND AN OBLIGATION ON THE PART OF THE OWNER'S ASSOCIATION TO MAINTAIN THE AREA IN A CONDITION SUITABLE FOR PUBLIC ACCESS AND ENJOYMENT.

- LEGEND**
- - - - - INFORMAL OPEN SPACE/ ALL ACCESS PUBLIC EASEMENT AREA
  - [Hatched Box] TREE PROTECTION AREA
  - - - - - LIMITS OF DISTURBANCE



ENGINEERING PROVIDED BY:  
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CONSULTANTS



SEAL

01/05/17

PROJECT TITLE  
**APEX VILLAGE  
 PUD DEVELOPMENT PLAN**  
 C.O.F. #6305  
 FRANKLIN, TN

CLIENT  
**CRESCENT  
 COMMUNITIES  
 LLC**

PROJECT NO. COF #6305  
 Date 12/12/16  
 Revisions  
 1. PER CITY COMMENTS 01.05.17

Sheet Title  
**MODIFICATION OF  
 STANDARDS**

Sheet Number

**M1.00**