



SITE DATA (PER APPROVED CONCEPT PLAN)
THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 89, PARCELS 43.01, 46, 47 & 48.

GROSS SITE AREA:	±220.90 AC.
DISTING ZONING:	LR-LOW RESIDENTIAL
DISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	RESIDENTIAL (PUD)
PROPOSED ZONING:	PR - PLANNED RESIDENTIAL (PR 2.82)
TOTAL PROPOSED DWELLING UNITS:	240 MULTI-FAMILY ATTACHED 384 SINGLE FAMILY LOT (STREET ACCESS 147) (ALLEY ACCESS 221) (PRIVATE ACCESS 16)
NET DENSITY:	±220.90 AC
GROSS ACREAGE FLOODPLAIN:	(1) ± 73.61 AC
TVA FLOODPLAIN:	(1) ± 5.17 AC
PROPOSED R.O.W. DEDICATION:	(1) ± 14.76 AC SOUTH CAROLERS PKWY. EXTENSION
OPEN SPACE:	(1) ± 20.53 AC
	± 106.83 AC
PROPOSED NET DENSITY:	5.84 NET DUA/A
PROPOSED GROSS DENSITY:	2.82 DUA/A

REVISED SITE DATA

CURRENT LOCKWOOD GLEN SITE AREA	220.90 AC
PROPOSED COMMERCIAL AREA	- 7.35 AC
LOCKWOOD GLEN RESIDENTIAL AREA	213.55 AC
KING PARCEL ADDITION	+ 5.03 AC
TOTAL LOCKWOOD GLEN RESIDENTIAL AREA	218.58 AC
PROPOSED SITE DENSITY	2.92
TOTAL UNITS PROPOSED	638 UNITS
TOTAL UNITS UNDER REVIEW OR APPROVED THROUGH SITE PLAN:	533
TOTAL REMAINING UNITS	105

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS SD-R ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	**220.90	**** 218.58	624	638 (+14)	**220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	FEB 2016	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	0	****133.56	****131.24	92	106
SECTION 12	-----	-----	27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	-----	-----	8.36	****1.01	10	2	97.30	97.30	31	25
SECTION 14	-----	-----	3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	-----	-----	4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC
 ** INCLUDES 0.78 ACRES CAROLERS ROAD R.O.W. DEDICATION
 *** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
 **** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO NC ZONING
 ***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

REVISION 2 PROPOSAL:
 - CAPTURE (1) LOTS FROM PREVIOUSLY APPROVED SECTION 13
 - CAPTURE (6) LOTS FROM PREVIOUSLY APPROVED SECTION 14
 - CAPTURE (3) PREVIOUSLY APPROVED LOTS

89 TOTAL PROPOSED UNITS
 -11 IN SECTION 12 (PREVIOUSLY 79)
 -50 IN SECTION 16 (NEW PHASE)
 -28 IN SECTION 17 (NEW PHASE)

REVISION 2 PROPOSAL:
 REMOVE (2) LOTS FROM SECTION 13 AND RELOCATE TO SECTION 12; NO RESIDENTIAL LOTS TO REMAIN. AREA TO REMAIN AS NON-BUILDABLE OPEN SPACE

+/- 7.35 AC REMOVED FROM PUD (FUTURE COMMERCIAL)
 +/- 320,166 SF

LEGEND

- SECTIONS WITH SITE PLAN APPROVAL
- REVISED LOCKWOOD GLEN PUD AREA

EDGE
 210 Twelfth Avenue South
 Suite 302
 Nashville, Tennessee 37203
 P 615-250-8154 F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
 1400 GLENNVILLE RD. SUITE 200
 NASHVILLE, TN 37203
 ENGINEERS • ARCHITECTS • INFRASTRUCTURE • ENVIRONMENTAL

CONSULTANTS

SEAL

PROJECT TITLE
**LOCKWOOD GLEN PUD SUBDIVISION
 DEVELOPMENT PLAN REVISION #1**
 C.O.F. #6120
 FRANKLIN, TN

CLIENT
**CRESCENT
 LOCKWOOD LLC.**
 FRANKLIN, TN.

PROJECT NO. 6120
 Date 04/11/16
 Revisions
 05/05/16 CDF COMMENTS
 CDF RESUBMITTAL 04.20.17

Sheet Title
**WORKING CONCEPT
 PLAN**
 Sheet Number
C 0.2

SURVEY PROVIDED BY:
 WILKIN & KYLE
 FISHER & ANKOLD, INC.
 1420 DONELSON PARK, SUITE A12
 NASHVILLE, TN 37217
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 (615) 383-6300

APPLICANT:
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 EDGE PLANNING, LANDSCAPE
 ARCHITECTURE & GRAPHIC DESIGN
 210 W. 12TH AVENUE SOUTH, SUITE 202
 NASHVILLE, TN 37203
 jparas@edge.com
 (615) 250-8154

DEVELOPER:
 BORE PASCARELLA
 SOUTH CAROLERS PARTNERS, LLC
 205 POWELL PLACE
 BIRMINGHAM, TN 37027
 bpascarella@scpartners.com
 (615) 312-8242

GDC
 GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

**LOCKWOOD GLEN PUD SUBDIVISION
 DEVELOPMENT PLAN, REVISION 2**
 FRANKLIN, Williamson County, Tennessee



Revision Date
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APPROVED
 DEVELOPMENT
 PLAN

C0.1
 CDF#6676

**CURRENT APPROVED DEVELOPMENT PLAN REVISION 1 - NTS
 FOR REFERENCE ONLY**