

Rezoning Request for The Standard at Cool Springs

Map 079 Parcel 40.12
FRANKLIN, TN

OWNER:

SS KNOLL TOP LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067

APPLICANT:

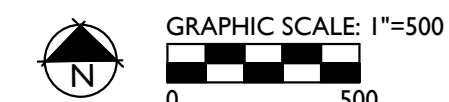
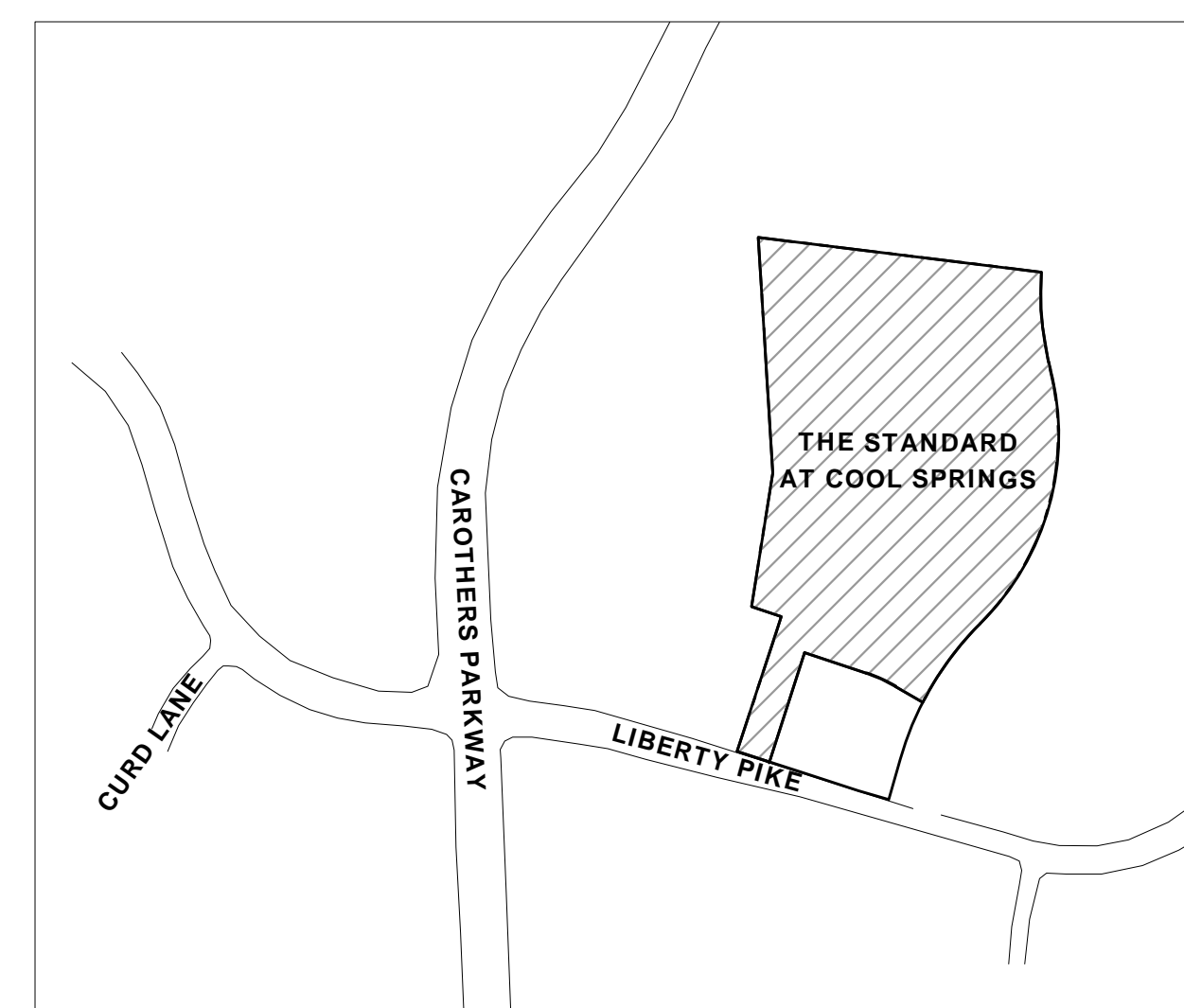
SOUTHSTAR LLC
RALPH KNAUSS
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37064
615.472.8916

PLANNER/LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

SURVEYOR:

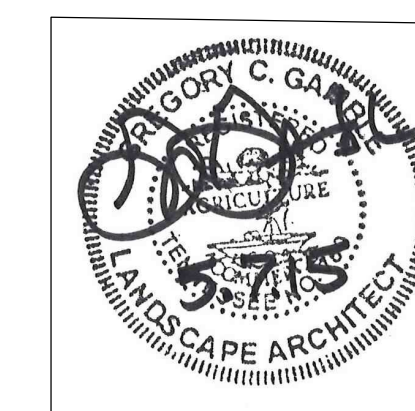
BARGE WAGGONER SUMNER & CANNON, INC
RON FERGUSON
211 COMMERCE STREET, STE 600
NASHVILLE, TN 37201
615.254.1500
ron.ferguson@bwsc.net



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

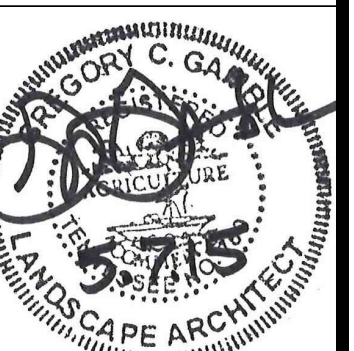
INDEX OF SHEETS

| SHEET | DESCRIPTION |
|-------|------------------------------|
| C 0.0 | COVER SHEET AND LOCATION MAP |
| C 1.0 | BOUNDARY MAP |
| C 2.0 | EXISTING CONDITIONS / AERIAL |



APRIL 13, 2015
REVISED: MAY 7, 2015

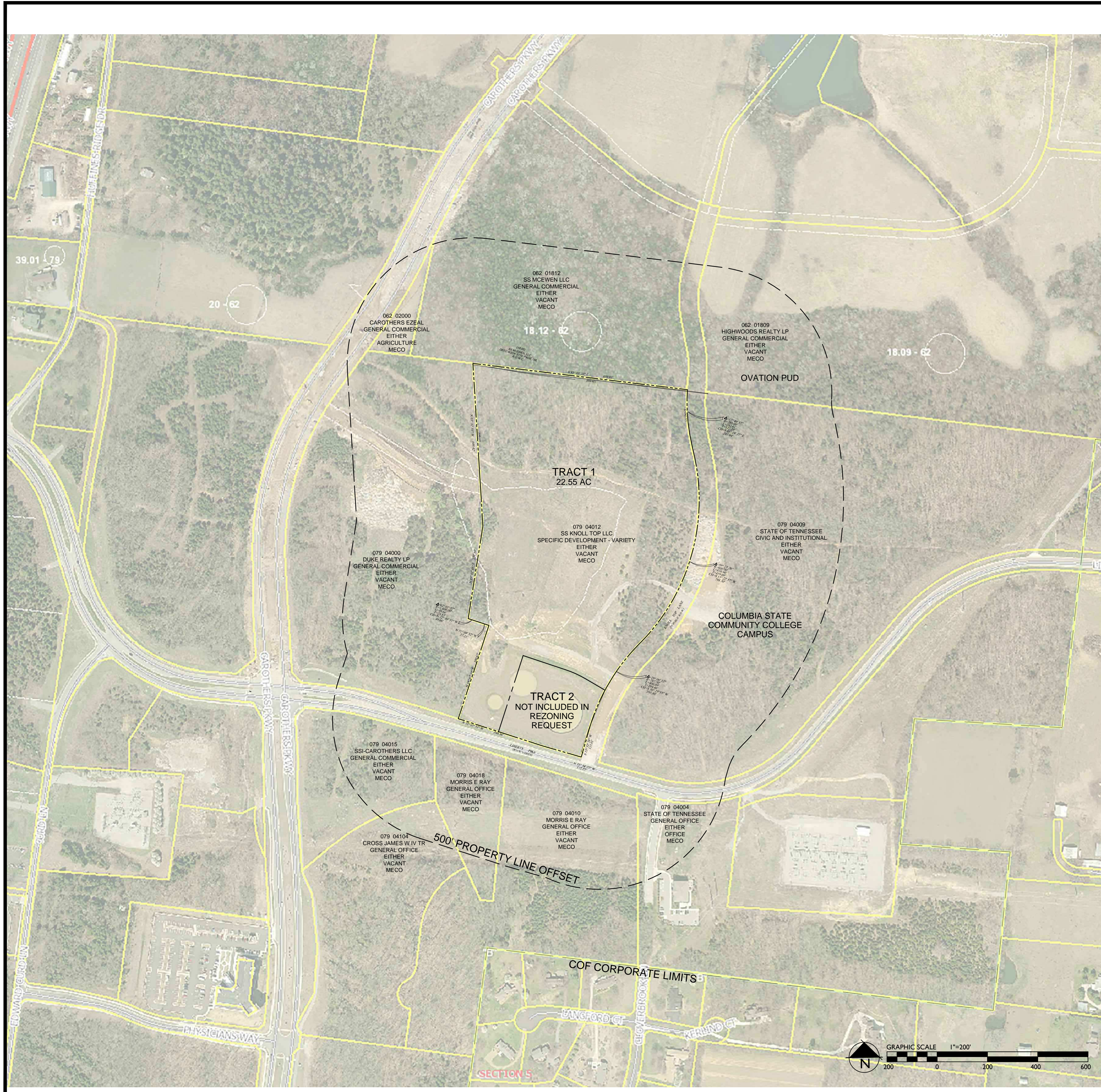
COF # 5839



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144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

BOUNDARY
MAP

C 1.0



SURVEYOR'S DESCRIPTION

BEING LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF KNOLL TOP LANE AND LIBERTY PIKE ALSO BEING A PORTION OF LOT 1, AS SHOWN ON THE FINAL PLAT OF WATERFORD SUBDIVISION OF RECORD IN PLAT BOOK 55, PAGE 28, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY PIKE, SAID IRON ROD BEING THE COMMON CORNER OF LOT 1 AND LOT 3 OF SAID WATERFORD SUBDIVISION:

THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF SAID LOT 1 AND LOT 3 THE FOLLOWING CALLS:

N 18°07'34" E, 390.62 FEET;
N 71°08'32" W, 97.21 FEET;
WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 49.66 FEET TO AN IRON ROD (OLD), SAID CURVE HAVING A CENTRAL ANGLE OF 02°01'57", A RADIUS OF 1,400.00 FEET, AND A CHORD OF N 72°09'31" W, 49.66 FEET;
N 09°01'05" E, 371.89 FEET;
N 03°32'51" W, 649.42 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING IN THE SOUTHERLY LINE OF LOT 9, AS SHOWN ON OVATION RESUBDIVISION OF RECORD IN PLAT BOOK 61, PAGE 39, R.O.W.C.;

THENCE, WITH SAID SOUTHERLY LINE S 83°03'22" E, 859.91 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF KNOLL TOP LANE;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 242.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'11", A RADIUS OF 780.00 FEET, A TANGENT OF 122.29 FEET, AND A CHORD OF S 05°18'37" E, 241.84 FEET;
WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 834.96 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°12'28", A RADIUS OF 808.00 FEET, A TANGENT OF 459.08 FEET, AND A CHORD OF S 15°22'57" W, 798.30 FEET;
WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 233.12 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°57'40", A RADIUS OF 787.50 FEET, A TANGENT OF 117.42 FEET, AND A CHORD OF S 36°30'22" W, 232.27 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A SEVERANCE LINE THE FOLLOWING CALLS:

N 59°30'39" W, 88.89 FEET;
WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 88.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 12°01'23", A RADIUS OF 420.00 FEET, A TANGENT OF 44.23 FEET, AND A CHORD OF N 65°31'21" W, 87.97 FEET;
N 71°32'02" W, 178.80 FEET;
S 17°52'27" W, 317.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY PIKE;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N 72°07'33" W, 167.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 982,616 SQUARE FEET, OR 22.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS LOT 2, AS SHOWN ON THE FINAL PLAT OF THE STANDARD SUBDIVISION OF RECORD IN PLAT BOOK _____ PAGE _____, R.O.W.C.

SITE DATA:

PROJECT NAME: THE STANDARD AT COOL SPRINGS
PROJECT NUMBER: 5839
SUBDIVISION: THE STANDARD AT COOL SPRINGS PUD
LOT NUMBER: NA
ADDRESS: 1222 LIBERTY PIKE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCEL 40.12
EXISTING ZONING: SD-X
PROPOSED ZONING: RM20 (22.55 AC)

CHARACTER AREA OVERLAY: MECO-4
HHO HILLSIDE/HILLCREST OVERLAY
500' BUFFER OF HILLSIDE/HILLCREST CONVENTIONAL
22.55 AC
982,616 SF
TRACT 1 (RM20)

APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE: 22.55 AC
TOTAL SQUARE FOOTAGE: 982,616 SF
TRACT 1 (RM20)

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 50' (ARTERIAL)
REAR YARD: 25'
SIDE YARD: 15'

OWNER:
ADDRESS: SS KNOLL TOP LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067

APPLICANT:
ADDRESS: SOUTHWEST LLC
501 CORPORATE CENTRE DRIVE, SUITE 315
FRANKLIN, TN 37067
615.472.8916
RALPH KNAUSS

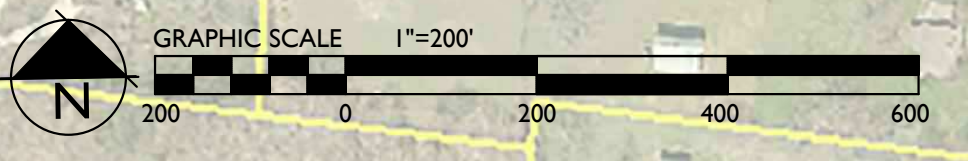
OFFICE PHONE CONTACT: 615.975.5765
EMAIL ADDRESS: greggamble209@gmail.com
OFFICE ADDRESS CONTACT: 144 SOUTHEAST PARKWAY
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GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
LANDSCAPE SURFACE RATIO: 30
MINIMUM LANDSCAPE RATIO: 30 (RM20)
INCOMPATIBLE-USE BUFFER REQUIRED: NOT REQUIRED
EXISTING PARKING: N/A

EXISTING TREE CANOPY: 11.69 AC
PRESERVED TREE CANOPY: 45% REQUIRED
PARKLAND: DETERMINE AT PRELIMINARY PLAT
OPEN SPACE:
TOTAL REQUIRED: 1.13 AC (5%)
FORMAL REQUIRED: 0.37 AC (33%)
INFORMAL REQUIRED: 0.76 AC (66%)

STATEMENT OF IMPACTS

- WATER**
WATER SERVICE WILL BE PROVIDED BY MILCROFTON
- SEWER**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON LIBERTY PIKE
- DRAINAGE FACILITIES**
PROPERTY DRAINS TO THE SOUTH
- POLICE AND FIRE**
FRANKLIN FIRE DEPT STATION 6 - 2.1 MILES
COLUMBIA AVE POLICE STATION - 4.3 MILES
- RECREATION FACILITIES**
LIBERTY PARK 1.5 MILES
- PROJECTED STUDENT POPULATION = Maximum 289 Students**
LIBERTY ELEMENTARY SCHOOL
FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL
- REFUSE COLLECTION**
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.
- RESTRICTIVE COVENANTS**
- MINERAL RIGHTS**
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: APRIL 13, 2015

**THE STANDARD AT COOL SPRINGS
REZONING REQUEST**
Parcel 40.12 on Map 79
Franklin, Williamson County, Tennessee



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144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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EXISTING
CONDITIONS

C 2.0



SITE DATA:

PROJECT NAME: THE STANDARD AT COOL SPRINGS
 PROJECT NUMBER: 5839
 SUBDIVISION: THE STANDARD AT COOL SPRINGS PUD
 LOT NUMBER: NA
 ADDRESS: 1222 LIBERTY PIKE
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCEL 40.12
 EXISTING ZONING: SD-X
 PROPOSED ZONING: RM20 (22.55 AC)

CHARACTER AREA OVERLAY: MECO-4
 HHO HILLSIDE/HILLCREST OVERLAY
 500 BUFFER OF HILLSIDE/HILLCREST

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 TOTAL ACREAGE: 22.55 AC
 TOTAL SQUARE FOOTAGE: 982,616 SF
 TRACT 1 (RM20): 22.55 AC

MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 50' (ARTERIAL)
 REAR YARD: 25'
 SIDE YARD: 15'

OWNER: SS KNOLL TOP LLC
 ADDRESS: 501 CORPORATE CENTRE DRIVE, #315
 FRANKLIN, TN 37067

APPLICANT: SOUTHSTAR LLC
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 CONTACT: RALPH KNAUSS

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 EMAIL ADDRESS: greggamble209@gmail.com
 CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
 BUILDING HEIGHT: 3 TO 6 STORY
 LANDSCAPE SURFACE RATIO: .30
 MINIMUM LANDSCAPE RATIO: .30 (RM20)
 INCOMPATIBLE USE BUFFER REQUIRED: NOT REQUIRED
 EXISTING PARKING: N/A

EXISTING TREE CANOPY: 11.69 AC
 PRESERVED TREE CANOPY: 45% REQUIRED
 OPEN SPACE: DETERMINE AT PRELIMINARY PLAT

TOTAL REQUIRED: 1.13 AC (5%)
 FORMAL REQUIRED: 0.37 AC (33%)
 INFORMAL REQUIRED: 0.76 AC (66%)

SPECIMEN TREES

| NUMBER | TYPE | SIZE | HEALTH | STATUS |
|--------|-----------|------|--------|--------|
| 1 | OAK | 24 | POOR | |
| 2 | OAK | 24 | GOOD | |
| 3 | PINE | 24 | GOOD | |
| 4 | TWIN OAK | 26 | GOOD | |
| 5 | CHERRY | 36 | GOOD | |
| 6 | HACKBERRY | 24 | GOOD | |
| 7 | OAK | 40 | POOR | |
| 8 | OAK | 24 | GOOD | |
| 9 | TWIN OAK | 38 | GOOD | |
| 10 | OAK | 24 | GOOD | |
| 11 | HACKBERRY | 26 | GOOD | |
| 12 | CHERRY | 24 | GOOD | |
| 13 | OAK | 24 | GOOD | |

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 509,373 SF
 TRACT 1 (RM20) EXISTING TREE CANOPY: 509,373 SF
 509,373 SF / 1,089,259 SF = 46% (46%) OF TRACT 1
 TRACT 1 REQUIRED CANOPY PRESERVATION:
 45% OF TOTAL CANOPY
 509,373 SF * 45% = 229,218 SF