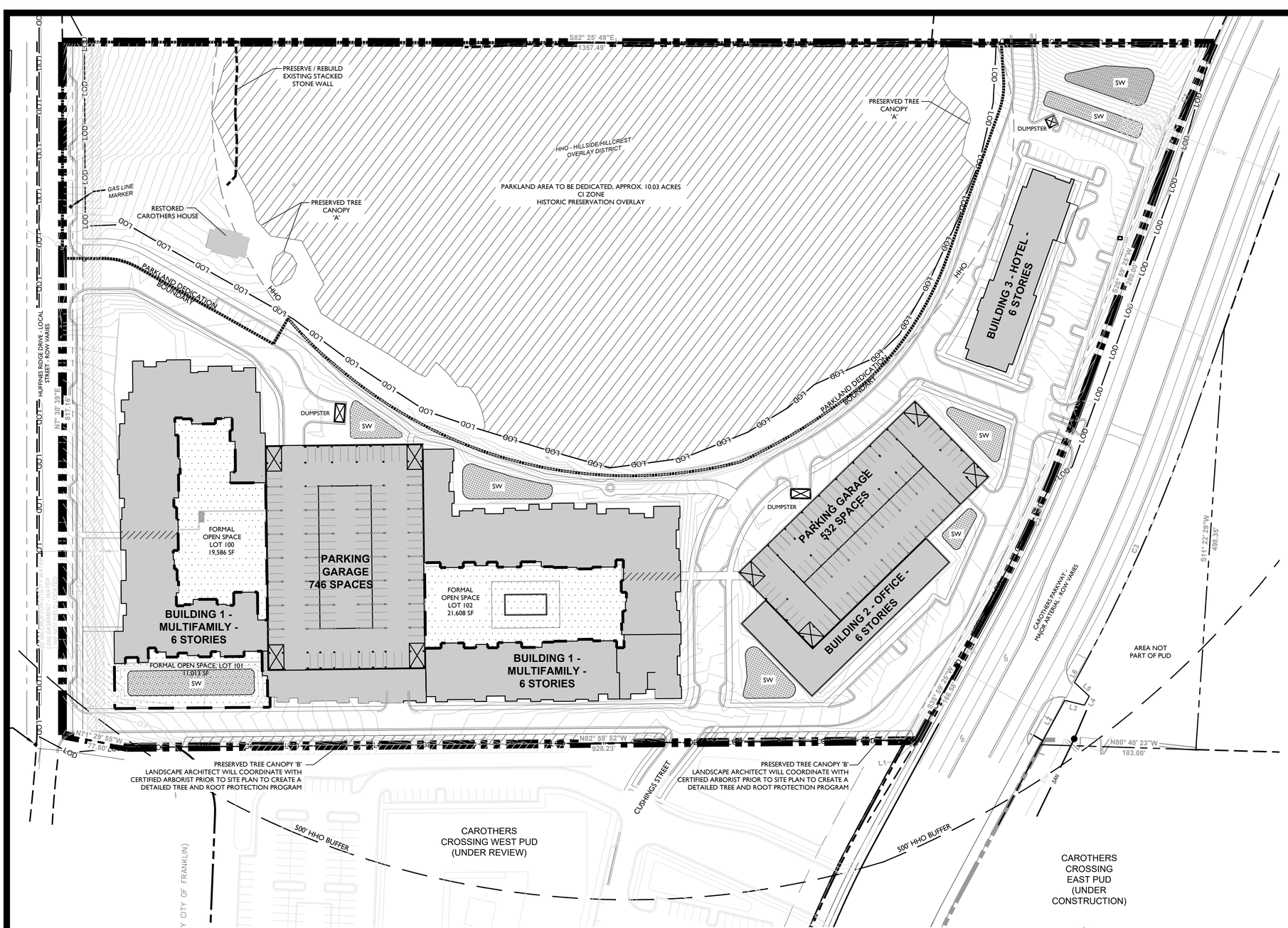

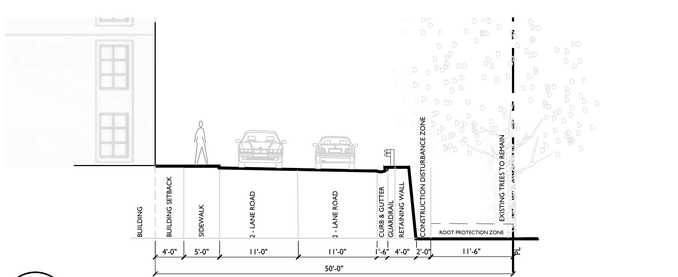

1 / C2.0 STREET SECTION
SECTION

0' 5' 10'

SITE DATA CHART

PROJECT NAME:	HUFFINES PROPERTY PUD SUBDIVISION
PROJECT #:	6876
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	1343 HUFFINES RIDGE DRIVE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (18.8/150000/170) CI
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	22.70 AC
SD-X	12.67 AC
CI	10.03 AC
SQUARE FOOTAGE OF SITE:	988,770 SF
MINIMUM SETBACKS:	
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
OWNER:	JOHN E. CAROTHERS
ADDRESS:	1343 HUFFINES RIDGE DRIVE
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	3 BUILDINGS - 726,706 SF TOTAL
BUILDING HEIGHT:	6 STORIES
RESIDENTIAL UNITS:	426
REQUIRED LSR:	0.20 SD-X 0.40 CI
PROVIDED LSR:	0.62
MINIMUM PARKING REQUIREMENT:	1,532
MAXIMUM PARKING LIMIT:	
EXISTING PARKING:	N/A
PROVIDED PARKING:	1,480
RESIDENTIAL DENSITY:	18.77 D.U.A.
TREE CANOPY:	13.61 AC (592,698 SF)
PARKLAND:	426 UNITS X $4,304 = $1,833,504
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	1.14 AC (49,658 SF)
PROVIDED (ALL FORMAL):	1.20 AC (52,207 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
426 UNITS * 350 GPD = 149,100 GPD
150,000 SF OFFICE * 0.2 GPD/SF = 30,000 GPD
170 HOTEL ROOMS * 130 GPD = 22,100 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED FLOW IS 431 SFUE.

REPURIFIED (REUSE) WATER FACILITIES
NOT PRESENT OR PROPOSED ON THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.1 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
426 * 0.64 = 273 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

TREE CANOPY RETENTION

OVERALL PROPERTY AREA = 988,770 SF (22.70 AC)

TREE AREA	EXISTING	REMOVED	PRESERVED
A	567,230 SF	229,426 SF	337,804 SF
B	25,468 SF	16,439 SF	9,029 SF
TOTAL SF	592,698 SF	245,865 SF	346,833 SF
TOTAL ACRES	13.61 AC	5.64 AC	7.96 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	13.61 AC (60% OF SITE)
REQUIRED CANOPY PRESERVATION:	22%
22% X 13.61 AC TOTAL CANOPY:	2.99 AC (130,244 SF)
PROVIDED CANOPY PRESERVATION:	58%
	7.96 AC (346,833 SF)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 22.70 AC. = 1.14 AC / 49,658 SF
NOTE: ALL OPEN SPACE IS FORMAL
TOTAL OPEN SPACE PROVIDED: 1.20 SF / 52,207 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	COURTYARD	19,586 SF
101	FORMAL	PLAZA	11,013 SF
102	FORMAL	COURTYARD	21,608 SF

KEY

FORMAL OPEN SPACE

PRESERVED TREE CANOPY

BUILDING DATA

BUILDING	TYPE	# OF STORIES	SF
1	MULTIFAMILY	6	543,297
2	OFFICE	6	150,000
3	HOTEL	6	81,288

PARKING TAKEDOWN CHART

	Proposed Development		COF Required Parking		Requirements Based on Shared Parking Analysis	Provided Parking	
	Qty	Unit	Parking Ratio	Subtotal		Location	Qty
Phase I Residential							
	84 *	1BR	1.5/unit	126			
	106 *	2BR	2.5/unit	265		Garage	384
	23 *	3BR	3/unit	69		Surface	8
	213	**TOTAL**		**460**			**392**
Phase II Residential							
	84 *	1BR	1.5/unit	126			
	106 *	2BR	2.5/unit	265		Garage	362
	23 *	3BR	3/unit	69		Surface	15
	213	**TOTAL**		**460**			**377**
Hotel Phase							
	170	Rooms	1/room	170			
	18	Employee	1/ea	18		Surface	70
				188			**70**
Office Phase							
	132,500	SF	4/1000sf	530		Garage	532
						Surface	30
				530			**562**
Dedicated Park							
						Surface	15
TOTAL				**1638**	**1388**		**1416**

* UNIT MIX COUNT MAY VARY BY PHASE WITHIN THE 426 TOTAL PERMITTED USES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

HUFFINES PROPERTY PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
2.27.17

Issued: Dec. 10, 2018

Revision Date
1
2
3
4

DEVELOPMENT PLAN
SHEET
C2.0
COF # 6876