

REZONING REQUEST

CARDEL VILLAGE PUD SUBDIVISION

COF # 5915
 MAP 064, PARCEL 16.00
 MAP 064, PARCEL 17.00
 FRANKLIN, TENNESSEE
 CIVIL DISTRICT 5

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS
- C 2.0 EXISTING CONDITIONS



OWNER PARCEL 16.00 & 17.00

MELZ COMMERCIAL PROP LLC
 JOE MELZ
 1025 CARLISLE LN
 FRANKLIN, TN 37064

DEVELOPER

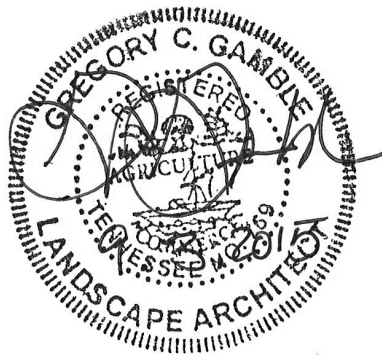
DEER CREEK HOMES, INC.
 P.O. BOX 681148
 FRANKLIN, TN 37068
 (615) 794-6912 joe@homesbydeercreek.com

ENGINEER

CIVIL SITE DESIGN GROUP
 630 SOUTHGATE AVE, SUITE A
 NASHVILLE TN 37203
 SEAN DECOSTER 615.248.9999
 EMAIL ADDRESS: seand@civil-site.com



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY SUITE 200
 FRANKLIN TN 37064
 GREG GAMBLE, RLA (615) 975-5765
 EMAIL ADDRESS: greggamble209@gmail.com



REZONING REQUEST

CARDEL VILLAGE PUD SUBDIVISION

COF # 5915
 FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	CARDEL VILLAGE
PROJECT NUMBER:	5915
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1034 & 1040 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	R-3 2.89 DUA
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	6.92 AC
TOTAL SQUARE FOOTAGE:	301,423 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	20'
SIDE YARD:	5'
<u>OWNER/APPLICANT:</u>	<u>MELZ COMMERCIAL PROP LLC</u>
ADDRESS:	1025 CARLISLE LANE
	FRANKLIN, TN 37064
CONTACT:	JOE MELZ
	(615) 794-6912 joe@homesbydeercreek.com
<u>PLANNER/LANDSCAPE ARCHITECT:</u>	<u>GAMBLE DESIGN COLLABORATIVE</u>
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
CONTACT:	GREG GAMBLE

INITIAL SUBMITTAL	AUGUST 10, 2015
RESUBMITTAL	SEPT. 3, 2015
REVISION	-
REVISION	-



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: AUGUST 10, 2015



GRAPHIC SCALE: 1"=1000 FT
0 1000

LEGAL DESCRIPTION

A TRACT OF LAND LYING WHOLLY WITHIN THE FIFTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, AND BOUND IN GENERAL BY MCLEMORE ON THE NORTH, CHRISMAN ON THE EAST, MCLEMORE ON THE SOUTH, AND CARLISLE LANE ON THE WEST.

COMMENCING IN THE CENTER OF CARLISLE LANE AT AN INTERIOR CORNER OF WALTER CARLISLE; THENCE ALONG SAID CENTERLINE NORTH 8 DEGREES 45 MINUTES EAST 726.8 FEET TO THE POINT OF BEGINNING; THENCE LEAVING CENTERLINE AND ALONG A NEW STAKED LINE SOUTH 88 DEGREES 30 MINUTES EAST 703 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 45 MINUTES WEST 651.5 FEET AND SOUTH 83 DEGREES 10 MINUTES WEST 28.2 FEET TO THE CENTERLINE OF CARLISLE LANE; THENCE ALONG SAID CENTERLINE SOUTH 8 DEGREES 45 MINUTES WEST 247 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.86 ACRES MORE OR LESS.

NOTES:

1. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY CIVIL SITE DESIGN GROUP

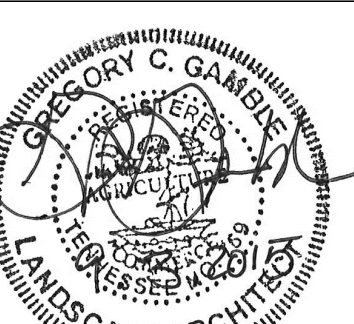
500' NEIGHBORS LIST:

PARCEL ID	OWNER	OWNER STREET	OWNER CITY	STATE	ZIP	ZONING	LAND USE	CHARACTER	STANDARD
064 01000	SMITH DORINDA CARLISLE	8305 STAPLES TRACE RD	GLEN ALLEN	VA	23060	ER	RESIDENTIAL	WHCO-2	EITHER
064 01002	ENGLEHARDT NANCY CARLISLE	603 DUNDEE LN	HOLMES BEACH	FL	34217	ER	RESIDENTIAL	WHCO-2	EITHER
064 01200	CHAPMAN JOE M	3001 DEL RIO PK	FRANKLIN	TN	37069	ER	RESIDENTIAL	WHCO-2	EITHER
064 F 00100	FORD MIKE CUSTOM BUILDERS LLC	390 MALLORY STA RD #110	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01400	DOMUS PARTNERS LLC	1048 CARLISLE LN	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER
064 01907	MELZ JOSEPH	P O BOX 681148	FRANKLIN	TN	37068	ER	RESIDENTIAL	WHCO-2	EITHER
064 D 00100	CARLISLE HOMEOWNERS ASSOC INC	130 SEABOARD LN #A-8	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00200	JOHNSON KIRK A	1600 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00300	DABNEY JAMES J	1604 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00400	PIERCE LISA K	1608 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00500	VARNER GARRETT A TR	1612 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00600	CURTIS HOWARD	1616 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00700	BUTLER CATHEY G	1620 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00800	LUNN WALLACE E III	1624 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 00900	LINTON JAMES	1628 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01000	BANGERT RICHARD A	1632 COOPER CREEK LN	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01100	WILLE BRIAN C	1636 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01000	WABBY WALTER A	117 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01100	WHEATLEY ALICE TR	119 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01200	SAULS DANIEL RYAN	121 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01300	SAXTON JOHN	123 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01400	MCKEE MITCHELL	125 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02200	NORDHOFF MICHAEL G	137 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02300	SIAM CHANG SUJ	139 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04700	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04000	TERRY TRACEY MICHELLE	110 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04100	SMITH SCOTT B	201 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04400	WILKES ROBIN S	200 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04500	HENDERSON JERRY E	122 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04600	HUTCHISON CHAD R	142 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04700	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00100	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00200	OETJEN STEPHEN	101 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00300	SIMPKINS IRBY C III	103 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00400	PIERCE CLAYTON H	105 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00500	TURBERFIELD MARK A	107 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00600	BURNS JASON M	109 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00700	HARLOW ROBERT EDWARD	111 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00800	SCHMIDT RAYMOND P REV TRUST	113 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 00900	LAMA PHURBA	115 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01500	KELLY SCOTT H	127 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01600	CORNERSTONE ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01700	BROWN JOHN JAY	131 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01800	SOUSOULAS REBECCA LEWIS	133 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 01900	SCHUSTER ANN M	135 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02000	HARLOW SAMUEL	400 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02100	CUNNINGHAM JOHN E	402 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02400	WIMBERLY DOUGLAS	141 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02500	TEAL LA	337 16TH MODEL RD	MANCHESTER	TN	37355	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02600	ROBESON JULIA	145 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02700	DARBY WILLIAM	147 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02800	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 02900	CRAMER CASEY ROSS	151 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03000	RYAN DOUGLAS J	153 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03100	PERRY KENNETH	155 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03200	SCOTT TONY D	157 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03300	ELZINGA JOHN	159 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03400	BICKEL LESLIE L	161 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03500	QUAGLIA WILLIAM A	163 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03600	RICHEY ROY	165 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03700	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03800	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 03900	GANT WALTER LEE	156 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04200	DICKSON CHRISTOPHER L	203 CORNERSTONE LN	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 E 04300	PARKER R MICHAEL	202 CORNERSTONE LN	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01200	MARKS ALEX S	1640 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01300	PAYLASEK RICHARD JR	1644 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01400	OCKENFELS RALPH J	1648 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01500	BROOKS MICHAEL P	1652 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 D 01600	FRANKS RONALD L	1654 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01500	TIMOTHY J GILL	1044 CARLISLE LANE	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER

GRAPHIC SCALE 1"=100'
0 100 200 300

COF 5915

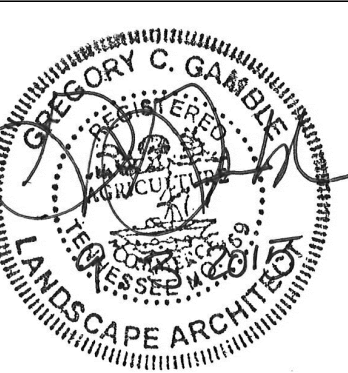
CARDEL VILLAGE PUD SUBDIVISION
REZONING REQUEST
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
14 SOUTH-EAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble@gcdc.com
615.975.5765

SITE BOUNDARY

C 1.0



SITE DATA:

PROJECT NAME: CARDEL VILLAGE
PROJECT NUMBER: 5915
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1034 & 1040 CARLISLE LANE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: R-3 2.89 DU/A
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACRES: 6.92 AC
MINIMUM SQUARE FOOTAGE: 301,423 SF
MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 15'
 REAR YARD: 20'
 SIDE YARD: 5'
OWNER/APPLICANT: MELZ COMMERCIAL PROP LLC
ADDRESS: 1025 CARLISLE LANE
 FRANKLIN, TN 37064
CONTACT: JOE MELZ
 (615) 794-6912 joe@homesbyteercreek.com
PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTH-EAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064
 615.975.5765
OFFICE PHONE: greggambledesign@gmail.com
EMAIL ADDRESS: GREG GAMBLE
CONTACT:
PROJECT CHARACTERISTICS:
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
MINIMUM LANDSCAPE RATIO: 0.40
TRANSITIONAL FEATURES BUFFER REQUIRED: YES
 TYPE C BUFFER TO NORTH
MINIMUM PARKING REQUIRED: 2 SPACES PER HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: SINGLE FAMILY DETACHED
 2 PER UNIT
RESIDENTIAL DENSITY: 2.89 DU/A (20 LOTS)
EXISTING TREE CANOPY: 1.65 AC
PRESERVED TREE CANOPY: 0.83 AC
PARKLAND: 20 HOMES * 1200 SF = 24,000 SF (0.55 AC) TO BE PAID FEE-IN-LIEU
OPEN SPACE: 1.89 AC PROVIDED (27.25%)
TOTAL REQUIRED: 1.04 AC (15% OF ACREAGE)
TOTAL PROVIDED: 1.75 AC (25.30%)
FORMAL: .36 AC (35.0% OF REQUIRED)
REQUIRED: .34 AC (33%)
PROVIDED: .36 AC (35.0%)
INFORMAL PROVIDED: 1.39 AC

SITE ACREAGE

PROPOSED PROPERTY LINE: 6.92 AC
 (BASED ON COF APPROVED ROAD ALIGNMENT)

NOTES:

1. THERE ARE NO EXISTING SLOPES GREATER THAN 14%.
2. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE.
3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
4. SITE BOUNDARY CALLS PROVIDED BY CIVIL SITE DESIGN.
5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

TREE AREA	EXISTING
TREE A	33,707.2 SF
TREE B	13,642.4 SF
TREE C	17,738.5 SF
TREE D	6,927.8 SF
TOTAL SF	72,015.9 SF

TREE CANOPY DATA
 EXISTING TREE CANOPY: 72,015.9 SF
 72,015.9 SF/301,423 SF = .239 (23.9%) OF TOTAL SITE

○ SPECIMEN TREE: > 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	26	GOOD	RETAINED
2	MAPLE	24	GOOD	RETAINED
3	OAK	34	GOOD	RETAINED
4	OAK	30	GOOD	RETAINED
5	OAK	36	GOOD	RETAINED
6	OAK	28	GOOD	RETAINED
7	MAPLE	24	GOOD	RETAINED
8	OAK	34	GOOD	RETAINED
9	MAPLE	32	GOOD	RETAINED

SOIL TYPES

- MIC2 Mimosa Silt Loam, 5 to 12% Slopes, Eroded
- MoD Mimosa and Ashwood Very Rocky Soils, 5 to 20% Slopes
- MIB2 Mimosa Silt Loam, 2 to 5% Slopes, Eroded
- MmD3 Mimosa Silty Clay, 10 to 20% Slopes, Severely Eroded

