

WOOD DUCK COURT

PUD SUBDIVISION REZONING REQUEST

SD-R (11.34) (SPECIAL DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

APPLICANT & LANDSCAPE ARCHITECT:

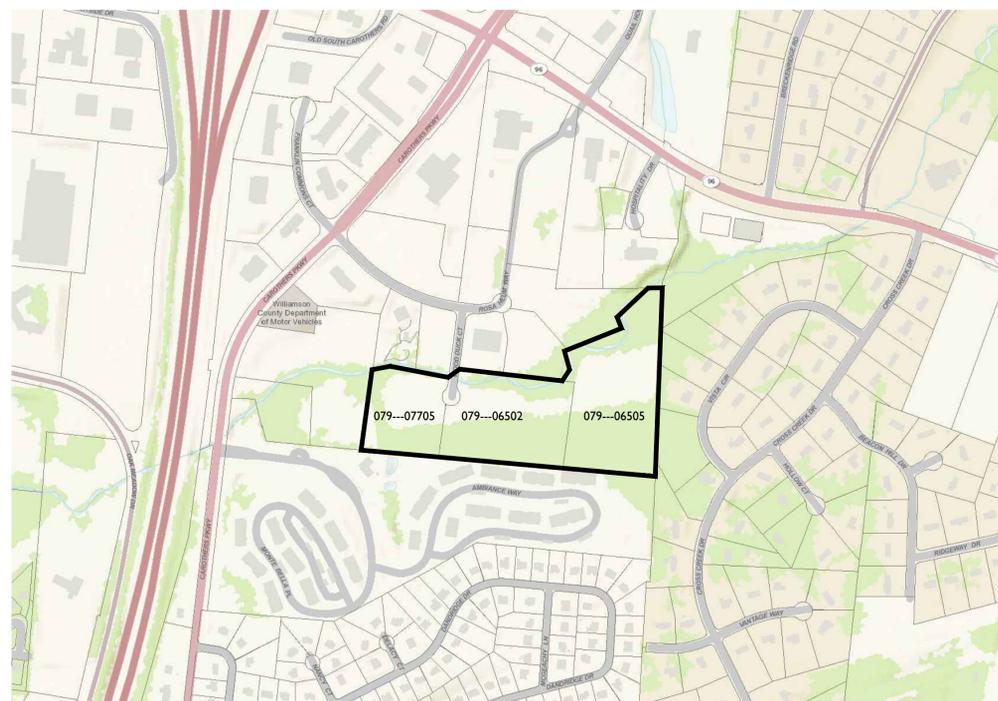
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER & SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
DREW STOKES
325 SEABOARD LANE
SUITE 170
FRANKLIN, TN 37067
615-333-7797
drew@cec.com

ARCHITECT

DAVE PURSER
PURSER ARCHITECTURE & DESIGN, PLLC
2819 COLUMBINE PLACE
SUITE 5
NASHVILLE, TN 37204
615-943-8615
dave@padpllc.com



NOT TO SCALE

PARCELS

079---07705
079---06502
079---06505

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

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

NOTE
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

PUD TO BE CONSOLIDATED INTO ONE LOT AT FINAL PLAT

SHEET INDEX

SV01 SURVEY
SV02 SURVEY

C1.0 OVERALL EXISTING CONDITIONS
C1.1 ENLARGED EXISTING CONDITIONS

WOOD DUCK COURT PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	WOOD DUCK COURT PUD SUBDIVISION
COF PROJECT NUMBER:	6991
TAX MAP & PARCELS:	MAP 79 - PARCELS 77.05, 65.02, 65.05
ADDRESS:	WOOD DUCK COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH

EXISTING SITE ACREAGE:	20.90 AC
CHARACTER OVERLAY:	MECO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO, HHO BUFFER
EXISTING ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	SD-R (11.34)

APPLICABLE DEVELOPMENT STANDARDS: EITHER

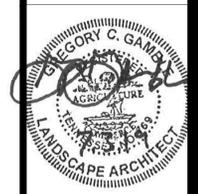


PRE-APP SUBMITTAL: 04.29.2019
INITIAL SUBMITTAL: 05.13.2019
RESUBMITTAL: 07.03.2019
ONE STOP:
COF: 6991

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com



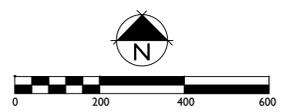
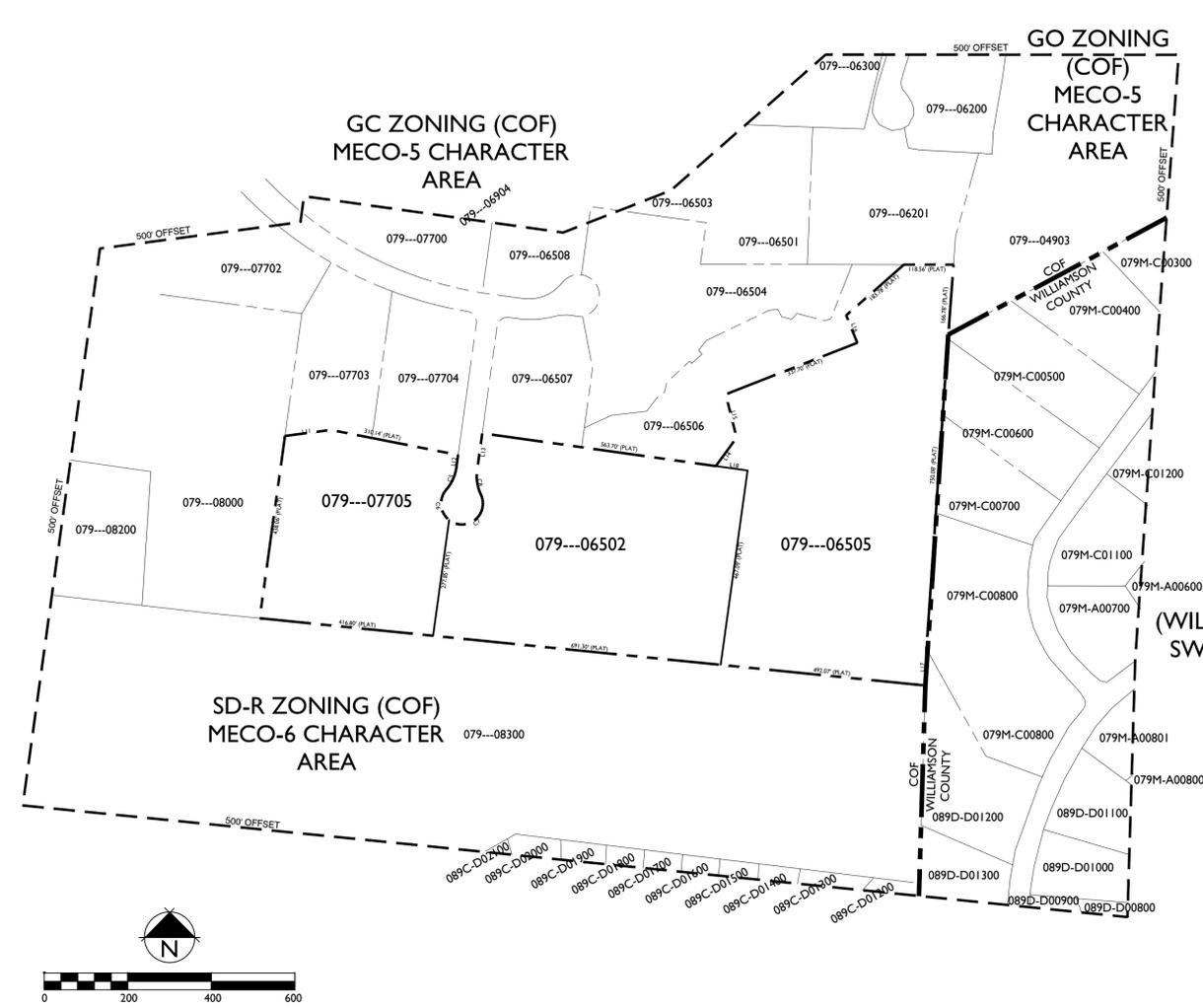
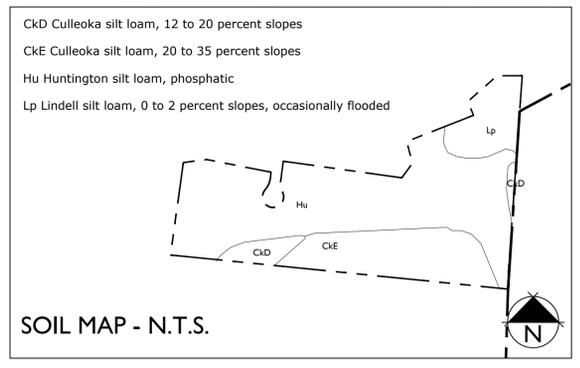
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



Revision Date _____
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ADJACENT PROPERTY OWNERS

PARCEL NUMBER	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
079M-A00801	FROST BENJAMIN D	1129 CROSS CREEK DR	FRANKLIN	TN	37067
079---06200	PIERCE THOMAS H	909 DIVISION ST STE 201	NASHVILLE	TN	37203
079---06201	MANGI BA GP	6210 HOSPITALITY DR	FRANKLIN	TN	37068
079---06300	CEMETERY BEECH /PIERCE THOMAS H	909 DIVISION ST #201	NASHVILLE	TN	37203
079---06501	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06502	WALKER WILLIAM H	1175 HILLVIEW LN	FRANKLIN	TN	37064
079---06503	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06504	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06505	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---06506	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06507	NA FRANKLIN INV PARTNERS	28 WHITE BRIDGE RD	NASHVILLE	TN	37205
079---06508	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06904	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07700	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---07701	PEDIGO-FRANKLIN PROP LP	1711 OLD FORT PKWY #A	MURFREESBORO	TN	37129
079---07702	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07703	IMOSAICRE LLC	612 WARD CIR	OLD HICKORY	TN	37138-1952
079---07704	SMITH PARTNERS LLC	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067
079---07705	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---08000	SOAR ADVENTURE TOWER LLC	704 THURROCK CIR	BRENTWOOD	TN	37027
079---08200	NICHOLS J DONALD	416 JACKSON BLVD	NASHVILLE	TN	37205
079---08300	UNITED DOMINION REALTY LP	1745 SHEA CENTER DR #200	HIGHLANDS RANCH	CO	80129
079M-A00600	MASSEY RODNEY IRVIN JR	1124 CROSS CREEK DR	FRANKLIN	TN	37067
079M-A00700	KING CHARLES G	1128 CROSS CREEK DR	FRANKLIN	TN	37067
079---04903	OFFICES RESERVE AT CROSS CREEK LLC	1650 MURFREESBORO RD #205	FRANKLIN	TN	37067
079M-C00300	FONTANA MATTHEW F	1006 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00400	ELLIOTT ANDREW P	1008 VISTA CIR	FRANKLIN	TN	37067
079M-C00500	MAGNESS DANNY R	1010 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00600	RICHARDS BRUCE G SR	1012 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00700	JENNINGS RUSSELL ALAN	1016 VISTA CIR	FRANKLIN	TN	37067
079M-C00800	SANTANA JENNIFER	1018 VISTA CIR	FRANKLIN	TN	37067
079M-C00900	BLAIR ROBERT DOUGLAS REV LIV TRUST	1020 VISTA CIR	FRANKLIN	TN	37064
079M-C01100	CALHOON BRET	1013 VISTIA CIR	FRANKLIN	TN	37067
079M-C01200	STEPHENS JAMES CRAIG	1009 VISTA CIR	FRANKLIN	TN	37067
079M-C01300	JENKINS TN COMMUNITY PROPERTY TRUST	1005 VISTA CIR	FRANKLIN	TN	37064
089C-D01200	BUTCHER JESSE	325 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01300	ROMAN JEFFERY S	329 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01400	RIFFEL LAWRENCE S	333 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01500	CROSSER FAMILY TRUST	4008 36TH AVE S	PALMETTO	FL	34221
089C-D01600	BLACKSTONE DEENA	341 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01700	STIVERS NORMAN O	345 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01800	FABER JOHN J	349 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01900	GROVE BRIAN M	353 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02000	MASSEY TOMMY S	357 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02100	BERTONE DANIEL P	361 DANDRIDGE DR	FRANKLIN	TN	37067
089D-D01000	HASSLER MICHAEL C	1137 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01100	OKERSON CALBERT	P O BOX 681845	FRANKLIN	TN	37068-1845
089D-D01200	MITCHELL MICHAEL J	1136 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01300	GODWIN J MARK	1140 CROSS CREEK DR	FRANKLIN	TN	37067



AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

AS-MEASURED LINE DATA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'	L6	N 21°59'05" W	70.63'
L2	S 07°54'51" W	30.15'	L7	S 01°44'38" W	87.43'
L3	N 07°54'51" E	89.38'	L8	N 82°10'44" W	76.68'
L4	N 36°28'24" E	83.92'	L9	S 82°06'05" E	133.09'
L5	N 14°08'29" W	106.71'	L10	S 41°44'20" E	275.21'

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

LEGAL DESCRIPTION (PER TITLE COMMITMENT #180510JM)

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO (RESUBDIVISION OF LOT 9 AND WILD DUCK REALTY SUBDIVISION FINAL PLAT, REVISION TWO, RESUBDIVISION OF LOT 1) OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM H. WALKER, BY WARRANTY DEED, FROM RECOP MORTGAGE INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED MAY 3, 1999, OF RECORD IN BOOK 1839, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER TITLE COMMITMENT #184030)
TRACT I

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT(S) 14, AS SHOWN ON THE MAP ENTITLED FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO, OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 5, 1998 FROM SUNTRUST BANK, NASHVILLE, N.A. OF RECORD IN DEED BOOK 1678, PAGE 848, SAID REGISTER'S OFFICE. WALKER FAMILY PARTNERS, LP MERGED INTO WALKER FAMILY PARTNERS, A GENERAL PARTNERSHIP BY CERTIFICATE OF MERGER OF RECORD IN DEED BOOK 1939, PAGE 875, SAID REGISTER'S OFFICE.

TRACT II

A TRACT OF LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE FINAL PLAT OF REVISION THREE WILD DUCK REALTY SUBDIVISION RESUBDIVISION OF LOT NO. 3 AS OF RECORD IN PLAT BOOK 30, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED DATED DECEMBER 29, 2000 OF RECORD IN DEED BOOK 2102, PAGE 353, SAID REGISTER'S OFFICE.

SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT PUD SUBDIVISION 6991

PROJECT #: 079-07705 & 079-06505

ADDRESS: WOOD DUCK COURT FRANKLIN WILLIAMSON TENNESSEE 9TH

COUNTY: WILLIAMSON

CIVIL DISTRICT: 9TH

EXISTING ZONING: GC

PROPOSED ZONING: SD-R (11.34)

EXISTING CHARACTER AREA: MECO-5

ENVISION FRANKLIN: REGIONAL COMMERCE & CONSERVATION

OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER

APPLICABLE DEVELOPMENT STANDARD: EITHER

ACREAGE OF SITE: 20.90 AC

SQUARE FOOTAGE OF SITE: 910,519 SF

EXISTING TREE CANOPY: 637,972 SF (70%)

APPLICANT: GDC

ADDRESS: 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

CONTACT:

PARCEL OWNERS

WALKER FAMILY PARTNERS

WILLIAM H. WALKER

EXISTING TREE CANOPY

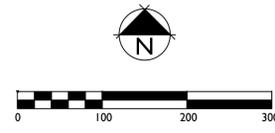
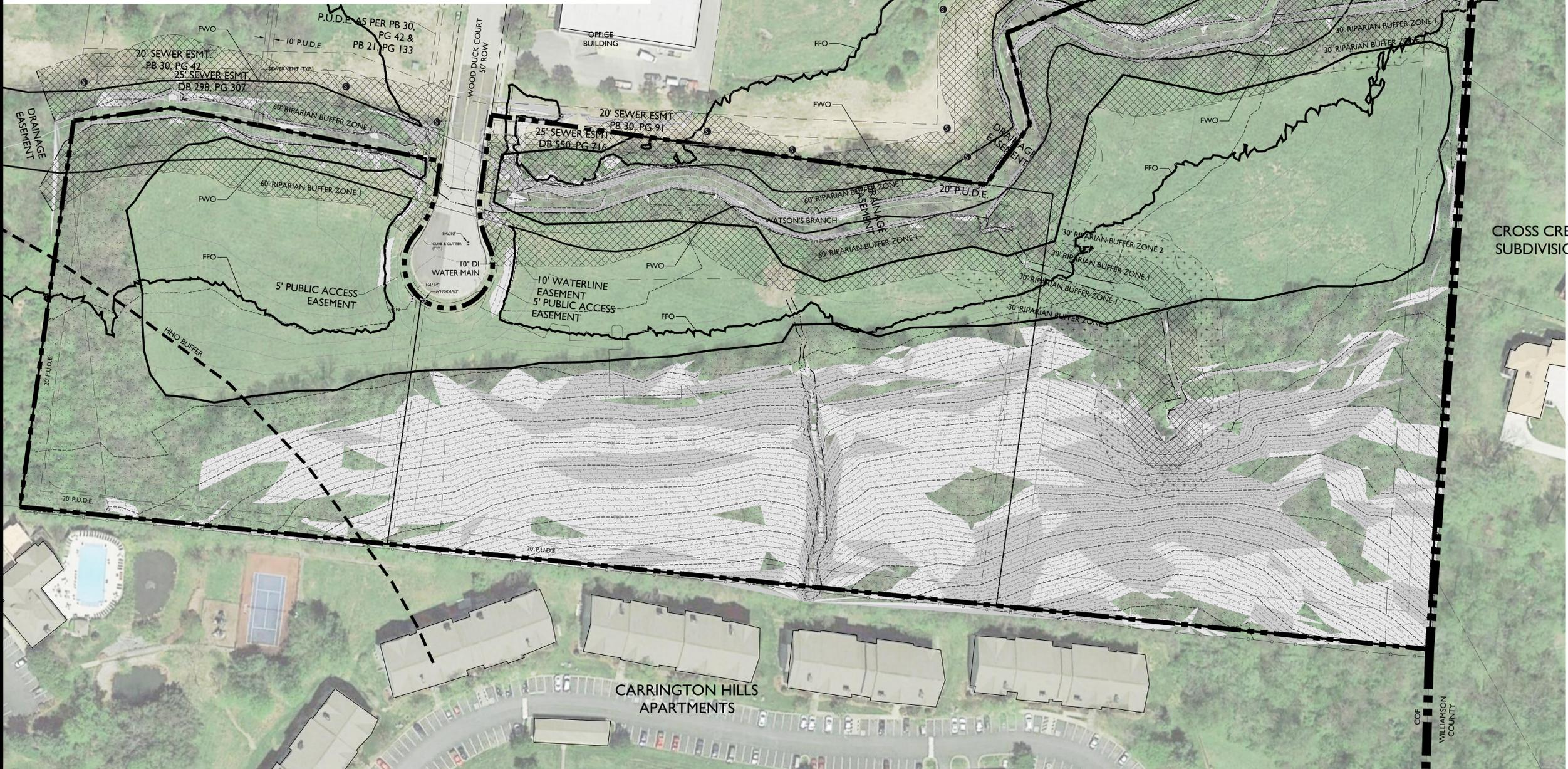
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TOTAL: 637,972 SF

EXISTING TREE CANOPY: 637,972 SF = (70%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 35% OF TOTAL CANOPY 229,670 SF



KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

NOTES:

- THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
- AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
- SITE BOUNDARY CALLS PROVIDED BY CEC
- NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

STATEMENT OF IMPACTS

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Revision Date
