

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM

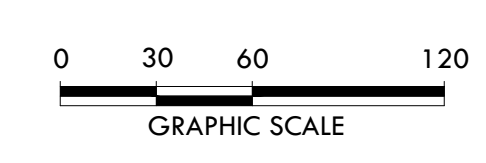
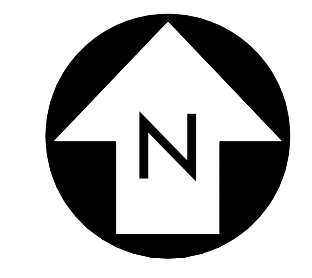


AVONDALE COTTAGES
 PUD SUBDIVISION - DEVELOPMENT PLAN
 AVONDALE DRIVE
 FRANKLIN, TN

REVISIONS	DATE
No.	

08/04/16 15035

C1.0
 EXISTING
 CONDITIONS
 PLAN



PROPERTY BOUNDARY
 ZONING = SD-R 7.55
 CHARACTER AREA = CFCO-3
 DEVELOPMENT STANDARD = TRADITIONAL
 A = 5.31 ACRES

EXISTING TREE CANOPY COVER
 48% OF SITE

OWNER OF RECORD
 DONALD W. & GENETTE
 ROBINSON
 2415 N. BERRY'S CHAPEL RD
 FRANKLIN, TN 37069
 DB 5328 / PG 191

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OWNER OF RECORD
 826 LINCOLN AVE
 WEST FRANKLIN, PA
 15086
 DB 3357 / PG 997

LOT 1
 5.31 AC ±
 231125 SQ.

SITE DATA

PROJECT NAME: AVONDALE COTTAGES
 PROJECT NUMBER: 6196
 SUBDIVISION: N/A
 ADDRESS: 302 AVONDALE DRIVE, FRANKLIN
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 OWNER INFO: GERALD W. ROBESON & GENETTE C. ROBESON
 2415 N. BERRY'S CHAPEL RD.
 FRANKLIN, TN 37069
 (615) 990-2222 WORK
 gwr@roberson@aol.com
 WILLIAM L. MAYO
 PO BOX 65
 CHAPEL HILL, TN 37034
 jmpmbyfuzzy@aol.net
 CIVIL DISTRICT: 9TH
 LEGAL DESCRIPTION: BEING ALL OF PARCEL 12.00, MAP 078N D AND A PORTION OF PARCEL 11.00, MAP 178N D.
 ACREAGE OF SITE: +/- 5.3 ACRES
 SQUARE FOOTAGE OF SITE: 231,277.24 SF
 EXISTING ZONING: HEAVY INDUSTRIAL DISTRICT (HI)
 PROPOSED ZONING: SD-R 7.55
 PROPOSED RESIDENTIAL UNITS: 40 TOTAL DWELLINGS
 1 (S) SINGLE FAMILY DWELLING
 24 (D) DUPLEX UNITS
 15 (T) TOWN HOME UNITS
 RESIDENTIAL DENSITY: 7.55 DU/A
 CHARACTER AREA: CFCO - 3
 OVERLAY: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE COLUMBIA AVE OVERLAY DISTRICT
 DEVELOPMENT STANDARD (PROPOSED): TRADITIONAL
 DRAINAGE BASIN: HARRETH RIVER
 RAILROAD INFRASTRUCTURE/ROW: ABANDONED BATTLEFIELD BRANCH OF THE CSX RAILROAD RUNS ALONG THE SOUTHERN EDGE OF THE SUBJECT PROPERTY
 PROPOSED SETBACKS: 5' FRONT
 5' SIDE
 5' REAR
 MINIMUM LANDSCAPE SURFACE RATIO: .20
 MINIMUM PARKING REQUIREMENT: SINGLE FAMILY HOMES = 2 SPACES PER UNIT
 PARKING PROVIDED: GARAGES: 57
 DRIVEWAY: 38
 ON STREET PARALLEL: 10
 SURFACE PARKING: 60
 TOTAL: 121 (3.0 PER UNIT)
 PARKLAND DEDICATION: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THE SUBDIVISION
 OPEN SPACE SET-ASIDE: 10,056.4 SF (5%)
 REQUIRED: FORMAL: 10,056.4 SF (100%) INFORMAL: N/A (0%)
 PROVIDED: 11,980 SF (5%)
 FORMAL: 11,980 SF (5%) INFORMAL: N/A (0%)
 SITE AMENITIES - FORMAL OPEN SPACE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLANS.
 EXISTING STRUCTURES: +/- 20,000SF MANUFACTURING FACILITY
 MINERAL RIGHTS: N/A
 GAS EASEMENT: N/A
 TVA EASEMENT: N/A
 MTEMC EASEMENT: 40' ELECTRIC EASEMENT ALONG THE NORTHERN PROPERTY LINE.

TREE CANOPY/PRESERVATION PLAN:

EXISTING TREE CANOPY COVERAGE: 48% OF SITE (111,373 SF)
 TREE CANOPY RETENTION (MIN): 21.6% (48 [EXISTING COVER] X .45 [REQ. RETENTION COVER])
 MINIMUM TREE PROTECTION ZONE: 49,995 SF
 TREE PROTECTION PROVIDED: 45,426 SF

LIGHTING:

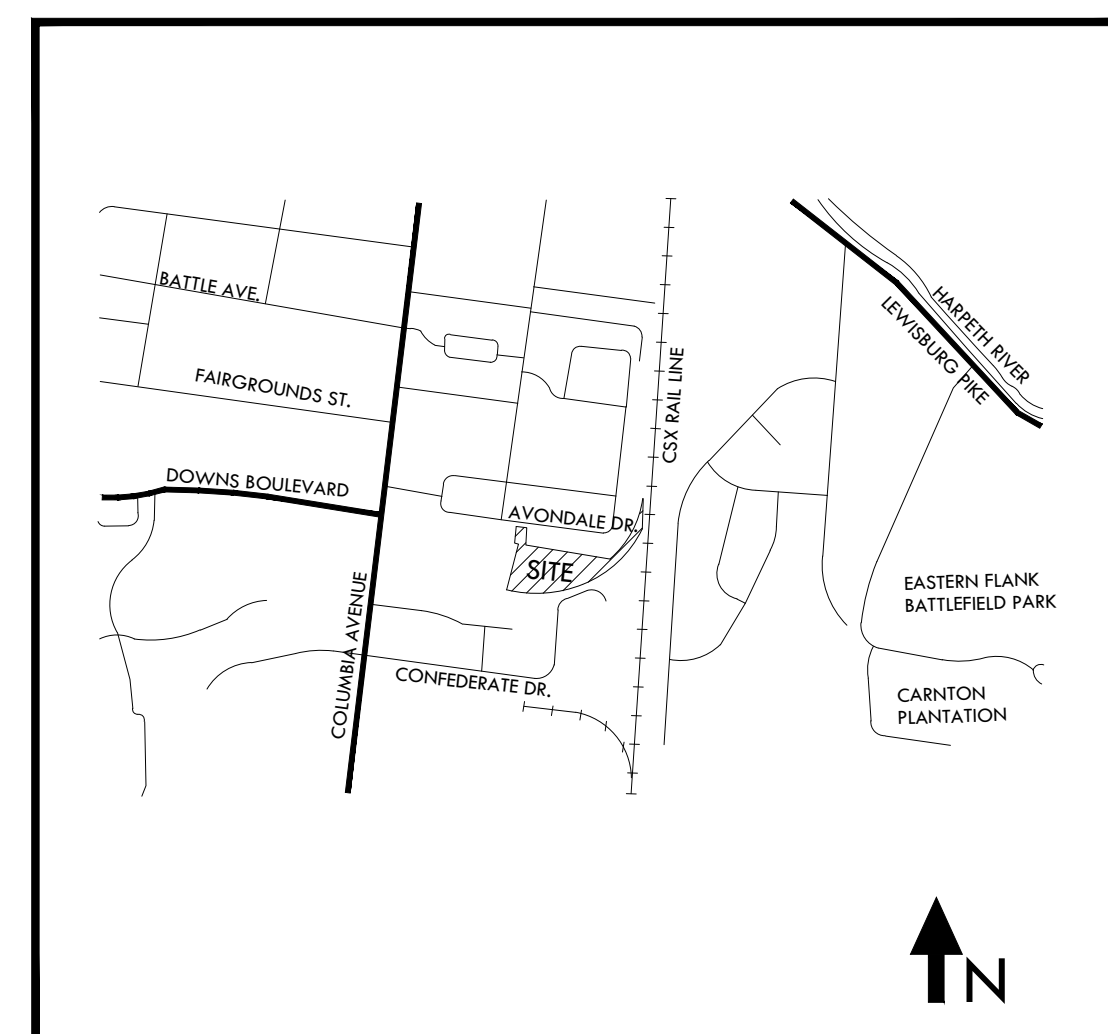
APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

CONNECTIVITY INDEX:

LINKS: 5
 NODES: 3
 S/I = 1.47
 (1.65 REQUIRED)

PROJECT PHASING:

PROJECT WILL BE DEVELOPED IN ONE PHASE.

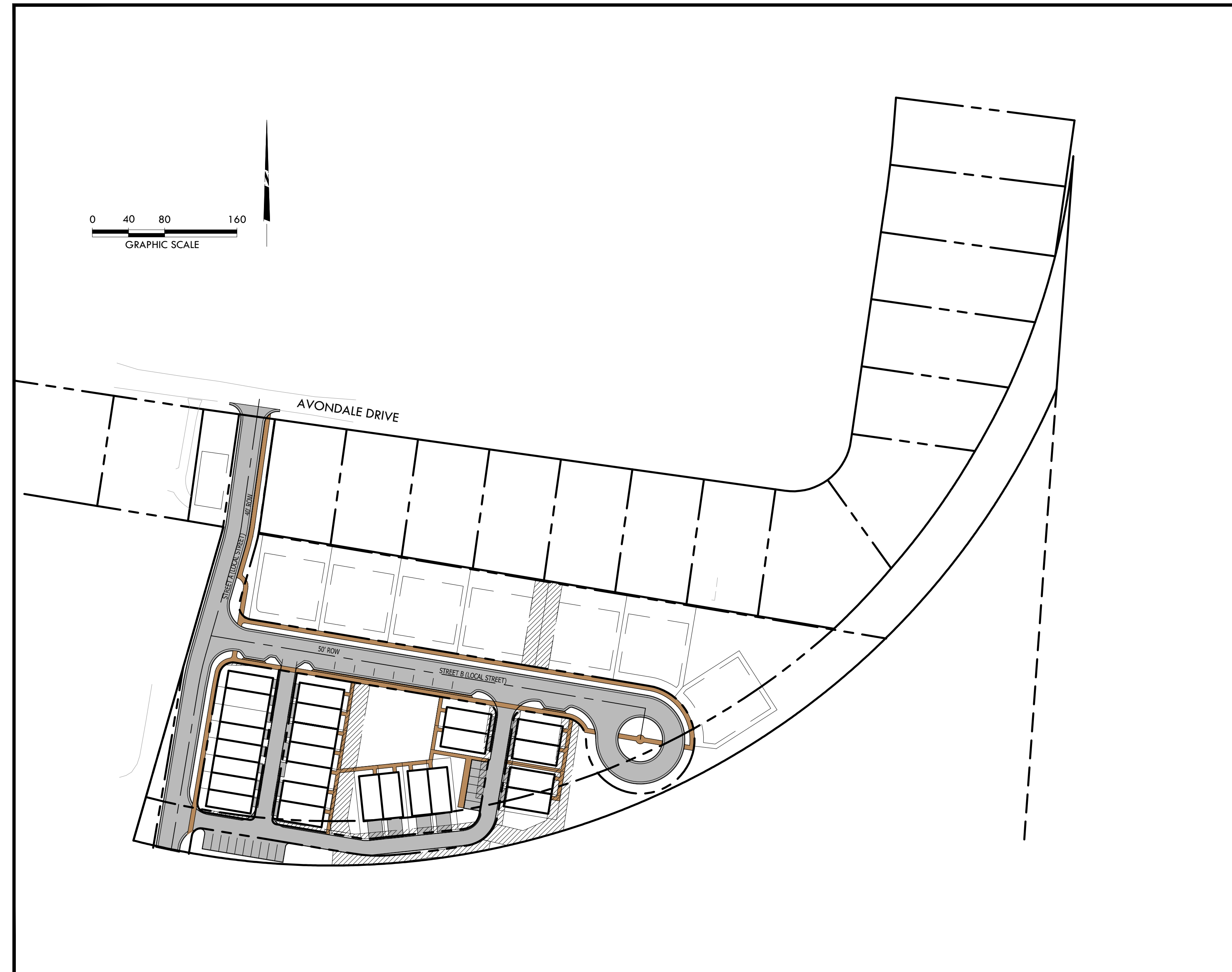


REZONING AVONDALE COTTAGES PUD SUBDIVISION, DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6196

AUGUST 4, 2016



PREPARED FOR:
BRISTOL DEVELOPMENT GROUP
 381 MALLORY STATION RD, SUITE 204
 FRANKLIN, TENNESSEE
 (615)-369-9009

LANDSCAPE ARCHITECT: JASON GODDARD
DESIGN STUDIO
 908 HIGH POINT RIDGE ROAD
 FRANKLIN, TENNESSEE
 (615)-218-8118

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	OVERALL EXISTING CONDITIONS

STATEMENT OF IMPACT - POLICE, FIRE, SOLID WASTE, PARKS:
 The proposed project will add 40 residential units. The property is currently developed as an industrial use within the existing City Limits of the City of Franklin. Therefore, no new land is being developed outside the existing jurisdiction of City of Franklin Police, Fire, or Solid Waste services.

The project is approximately a 1.1 mile driving distance from the Police Station; 6 miles driving distance from the nearest fire station on Hwy 96 West.

The project will be served by individual residential dumpsters. Trash pickup will be done by public services.

No new parkland is being dedicated as part of this project. However, this project will contribute to parkland funds. With 40 residential units, 1.03 acres of parkland dedication will be required.

STATEMENT OF IMPACT - STORMWATER:

The proposed development contains a wet weather conveyance that has a formal hydrologic determination from TDEC that will be re-routed through the project site. A combination of stormwater treatment practices will be utilized within this development including pervious pavement and bio-retention.

STATEMENT OF IMPACT - TRANSPORTATION:

The proposed project will add 40 residential units with access along Avondale Drive. The primary road corridor serving the project is Columbia Avenue. A future road connection to Carr Avenue has been accounted for with this project.

STATEMENT OF IMPACTS - WATER AND SEWER:

The proposed project is the construction of 1 single family dwelling, 24 duplex units, and 15 townhome units. The project will result in a projected flow of 14,000 GPD. The site will be served by water off of the existing 6" main in the Avondale Dr ROW with a possible connection to Carr Avenue. Existing sanitary sewer will be re-routed through the project site and extended to serve the new 40 units.

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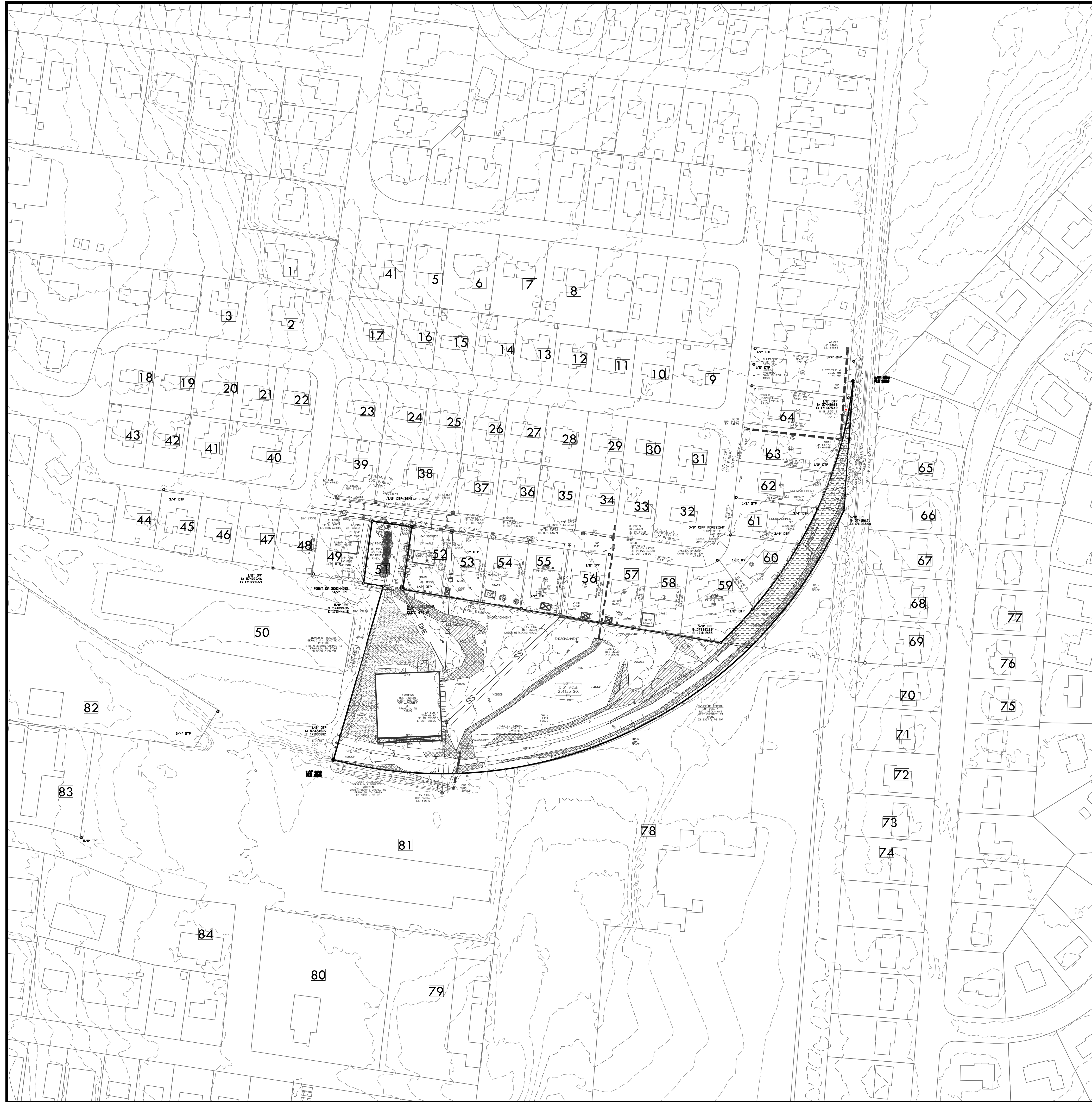


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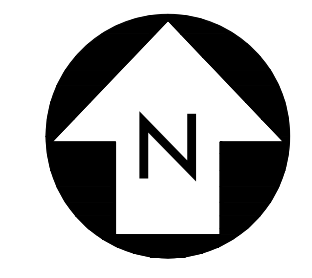
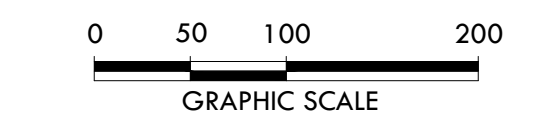
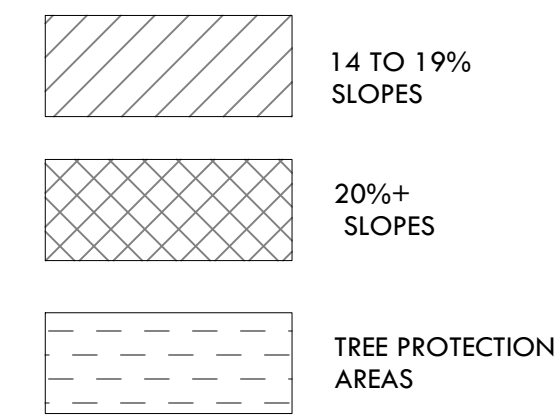
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C0.0
 COVER SHEET



ID	PRCLID	DEED / PLAT	LAND USE	OWNER	ZONING
1	078N A 01200 00009078N	DB-1996 DP-867	RESIDENTIAL	ELURFALI RICHARD I	R-3
2	078N A 01300 00009078N	DB-6579 DP-816	RESIDENTIAL	SUMIDA MICHAEL S	R-3
3	078N A 01400 00009078N	PB-2 PP-10	RESIDENTIAL	HOOD MARY F	R-3
4	078N B 02400 00009078N	DB-3514 DP-458	RESIDENTIAL	MAUK KAREN ANN	R-3
5	078N B 02500 00009078N	DB-4431 DP-394	RESIDENTIAL	IMMERFALL MARK D	R-3
6	078N B 02600 00009078N	DB-6223 DP-343	RESIDENTIAL	WALLACE ERK ROBERT	R-3
7	078N B 02700 00009078N	DB-6260 DP-880	RESIDENTIAL	JACKSON LYNN E	R-3
8	078N B 02800 00009078N	DB-1407 DP-577	RESIDENTIAL	LUFFMAN VIKKI	R-3
9	078N B 02900 00009078N	DB-5529 DP-155	RESIDENTIAL	BARNES DEBRA A	R-3
10	078N B 03400 00009078N	DB-2940 DP-448	RESIDENTIAL	MATHIS MICHELLE	R-3
11	078N B 03500 00009078N	DB-5733 DP-63	RESIDENTIAL	BYRD THELMA JEAN LANGLEY	R-3
12	078N B 03600 00009078N	DB-1200 DP-00242	RESIDENTIAL	WESSON MACY	R-3
13	078N B 03700 00009078N	DB-5309 DP-173	RESIDENTIAL	LOVELL BEVERLY A	R-3
14	078N B 03800 00009078N	DB-4983 DP-183	RESIDENTIAL	HUTCHESON PAUL JASON	R-3
15	078N B 03900 00009078N	DB-1309 DP-151	RESIDENTIAL	COLEMAN RONALD L	R-3
16	078N B 04000 00009078N	DB-2 PP-10	RESIDENTIAL	LILLARD JERRY	R-3
17	078N B 04100 00009078N	DB-1579 DP-782	RESIDENTIAL	MILLER THOMAS R	R-3
18	078N C 00100 00009078N	DB-1548 DP-525	RESIDENTIAL	JOHNSON ANGELA P	R-3
19	078N C 00200 00009078N	DB-5579 DP-609	RESIDENTIAL	COBIAN SILVIA ANGEL	R-3
20	078N C 00300 00009078N	DB-4158 DP-381	RESIDENTIAL	VANWORMER SUSAN L	R-3
21	078N C 00400 00009078N	DB-2 PP-10	RESIDENTIAL	MOSS IRENE FROST LOCKE	R-3
22	078N C 00500 00009078N	DB-W863 DP-227	RESIDENTIAL	WATSON THOMAS W	R-3
23	078N C 00600 00009078N	DB-755 DP-040 PB	RESIDENTIAL	SMITH STUART C	R-3
24	078N C 00700 00009078N	DB-6159 DP-199	RESIDENTIAL	ANGELL DAVID B	R-3
25	078N C 00800 00009078N	DB-6506 DP-104	RESIDENTIAL	CYPRESS GROVE CONST LLC	R-3
26	078N C 00900 00009078N	DB-6392 DP-786	RESIDENTIAL	BEASLEY MARTHA JANE	R-3
27	078N C 01000 00009078N	DB-6069 DP-975	RESIDENTIAL	DANCE JOHN	R-3
28	078N C 01100 00009078N	DB-929 DP-346	RESIDENTIAL	CALDWELL ELA MAE	R-3
29	078N C 01200 00009078N	PB-2 PP-10	RESIDENTIAL	JOHNSON DOROTHY ANN	R-3
30	078N C 01300 00009078N	DB-2 PP-10	RESIDENTIAL	WADDEY JOHN ROBERT	R-3
31	078N C 01400 00009078N	DB-3675 DP-555	RESIDENTIAL	RAINEY BRENDA GAIL	R-3
32	078N C 01500 00009078N	DB-5373 DP-602	RESIDENTIAL	JOHNSON RONNIE D	R-3
33	078N C 01600 00009078N	DB-3481 DP-898	RESIDENTIAL	WARREN MARTIN H	R-3
34	078N C 01700 00009078N	DB-2435 DP-87	RESIDENTIAL	BOWEN LINDA M	R-3
35	078N C 01800 00009078N	DB-2 PP-10	RESIDENTIAL	PEWITT MAUDENE	R-3
36	078N C 01900 00009078N	DB-786 DP-303	RESIDENTIAL	HAZELWOOD JULIE ELAINE	R-3
37	078N C 02000 00009078N	PB-8 PP-137	RESIDENTIAL	SMITH SAMUEL A	R-3
38	078N C 02100 00009078N	DB-6189 DP-330	RESIDENTIAL	LUMLEY MANDI	R-3
39	078N C 02200 00009078N	DB-2 PP-10	RESIDENTIAL	LAMPLEY GWENDOLYN C	R-3
40	078N C 02300 00009078N	PB-2 PP-10	RESIDENTIAL	HENRY JOHN A	R-3
41	078N C 02400 00009078N	DB-2 PP-10	RESIDENTIAL	COVINGTON JAMES ALBERT	R-3
42	078N C 02500 00009078N	DB-1637 DP-215	RESIDENTIAL	BAKER SAMMIE	R-3
43	078N C 02600 00009078N	DB-2 PP-10	RESIDENTIAL	HOOD WILLIE P	R-3
44	078N C 02700 00009078N	DB-2 PP-10	RESIDENTIAL	MAYCHE LOTTIE T	R-3
45	078N D 00600 00009078N	DB-2404 DP-404	RESIDENTIAL	GILES TIMOTHY R	R-3
46	078N D 00700 00009078N	DB-4273 DP-804	RESIDENTIAL	TANNER MICHAEL E	R-3
47	078N D 00800 00009078N	DB-5468 DP-589	RESIDENTIAL	GREGORY BRANDON	R-3
48	078N D 00900 00009078N	PB-2 PP-10	RESIDENTIAL	PEWITT FELIX L	R-3
49	078N D 01000 00009078N	DB-1855 DP-105	RESIDENTIAL	BEAKLEY TED E	R-3
50	078N D 01100 00009078N	DB-5328 DP-191	RESIDENTIAL	ROBESON GERALD W	R-3
51	078N D 01200 00009078N	DB-401 DP-149	RESIDENTIAL	MAYO WILLIAM L	R-3
52	078N D 01300 00009078N	DB-4978 DP-90	RESIDENTIAL	CHAMBERS HILLARY L	R-3
53	078N D 01400 00009078N	DB-6685 DP-370	RESIDENTIAL	WILSON CONNIE	R-3
54	078N D 01500 00009078N	DB-2071 DP-360	RESIDENTIAL	TOMLIN JAMES LEE	R-3
55	078N D 01600 00009078N	DB-6619 DP-99	RESIDENTIAL	SKINNER ANTHONY W	R-3
56	078N D 01700 00009078N	DB-2111 DP-702	RESIDENTIAL	GARCIA LETICIA	R-3
57	078N D 01800 00009078N	DB-5830 DP-694	RESIDENTIAL	COOPER JOSHUA	R-3
58	078N D 01900 00009078N	PB-2 PP-10	RESIDENTIAL	MCMILLAN LAWRENCE G	R-3
59	078N D 02000 00009078N	DB-3323 DP-120	RESIDENTIAL	SMITH JAMES M	R-3
60	078N D 02100 00009078N	DB-2 PP-10	RESIDENTIAL	LAFEVER CLYDE A	R-3
61	078N D 02200 00009078N	DB-4886 DP-20	RESIDENTIAL	DANIELS JASON	R-3
62	078N D 02300 00009078N	PB-2 PP-10	RESIDENTIAL	FRASIER JAMES M	R-3
63	078N D 02400 00009078N	PB-2 PP-10	RESIDENTIAL	GRISHAM NORMA JEAN F	R-3
64	078N D 02500 00009078N	DB-4374 DP-478	RESIDENTIAL	CALDWELL CLAUDINE B LE	R-3
65	078N H 00400 00009078N	DB-756 DP-988	RESIDENTIAL	BEARD DOUGLAS N	R-2
66	078N H 00500 00009078N	DB-5968 DP-89	RESIDENTIAL	GIFFEN JOHN M	R-2
67	078N H 00600 00009078N	DB-5409 DP-93	RESIDENTIAL	HALE JOSEPH ERIK	R-2
68	078N H 00700 00009078N	PB-9 PP-112	RESIDENTIAL	MONISH CHARLES KENT	R-2
69	078N H 00800 00009078N	DB-5952 DP-546	RESIDENTIAL	EMERSON IRREVOCABLE TRUST	R-2
70	078N H 00900 00009078N	DB-6668 DP-702	RESIDENTIAL	DOWLING FREDERICK M	R-2
71	078N H 01000 00009078N	DB-5296 DP-214	RESIDENTIAL	MCCALEB SAMMIE K	R-2
72	078N H 01100 00009078N	DB-2882 DP-679	RESIDENTIAL	LAYNE TIMOTHY MARK	R-2
73	078N H 01200 00009078N	DB-2025 DP-869	RESIDENTIAL	SCOTT DAVID KEITH	R-2
74	078N H 01300 00009078N	DB-4058 DP-988	RESIDENTIAL	BIRCH ADAM	R-2
75	078N H 03300 00009078N	DB-5351 DP-833	RESIDENTIAL	BECKNER AMY M	R-2
76	078N H 03400 00009078N	DB-725 DP-428	RESIDENTIAL	HOFFMAN CARL D	R-2
77	078N H 03500 00009078N	DB-1685 DP-215	RESIDENTIAL	COLTHARP HUGH GARRISON JR	R-2
78	090C A 00100 00009090C	DB-3357 DP-997	INDUSTRIAL	LMP REALTY INC	U
79	090C A 00200 00009090C	DB-5250 DP-144	INDUSTRIAL	MARKAN BENJAMIN P	U
80	090C A 00300 00009090C	DB-5076 DP-917	INDUSTRIAL	GORE EVELYN A	U
81	090C A 00400 00009090C	DB-5750 DP-652	INDUSTRIAL	INTELLISTONE INC	U
82	090C A 00500 00009090C	DB-6366 DP-728	INDUSTRIAL	BUTLER VENTURES LLC	GC
83	090C A 00600 00009090C	DB-8 PP-84	INDUSTRIAL	J & M PRODP LLP	GC
84	090C A 01000 00009090C	DB-4054 DP-67	INDUSTRIAL	PKW STEPHEN	U



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