

LOT #	LOT SF	LOT ACREAGE
LOT 1	11,445 SF	0.26 AC
LOT 2	11,391 SF	0.26 AC
LOT 3	11,336 SF	0.26 AC
LOT 4	10,456 SF	0.24 AC
OPEN SPACE LOT A	533 SF	0.01 AC
OPEN SPACE LOT B	533 SF	0.01 AC

**SITE DATA:**

**PROJECT NAME:** COTTAGES AT EDDY LANE  
**PROJECT NUMBER:** 6084  
**SUBDIVISION:** NA  
**LOT NUMBER:** NA  
**ADDRESS:** 405 EDDY LANE,  
**CITY:** FRANKLIN,  
**COUNTY:** WILLIAMSON  
**STATE:** TENNESSEE  
**CIVIL DISTRICT:** 9TH CIVIL DISTRICT  
**MAP, GROUP, PARCEL NUMBERS:** MAP 78, PARCEL 71.00

**EXISTING ZONING:** LIGHT INDUSTRIAL  
**PROPOSED ZONING:** SD-R(3.64)  
**CHARACTER AREA OVERLAY:** CFCO-4  
**OTHER APPLICABLE OVERLAYS:** NONE  
**APPLICABLE DEVELOPMENT STANDARD:** CONVENTIONAL  
**TOTAL ACREAGE:** 1.1 AC  
**TOTAL SQUARE FOOTAGE:** 48,156 SF

**MINIMUM REQUIRED SETBACKS:**  
**FRONT YARD:** 35'  
**REAR YARD:** 30'  
**SIDE YARD:** MIN 7.5'  
 12' BETWEEN STRUCTURES

**OWNER / APPLICANT:** AVENUE 11 DEVELOPMENT  
**ADDRESS:** 1577 WOODMONT BLVD., NASHVILLE, TN 37215  
**OWNER:** (615) 972-9568  
**EMAIL:** kurt@ave11dev.com  
**CONTACT:** KURT DENNY

**ENGINEER:** KIMLEY-HORN  
**ADDRESS:** 214 OCEANSIDE DRIVE, NASHVILLE, TN 37204  
**PHONE:** (615) 564-2701  
**EMAIL:** ryan.mcmaster@kimley-horn.com  
**CONTACT:** RYAN MCMASTER

**LANDSCAPE ARCHITECT:** GAMBLE DESIGN COLLABORATIVE  
**ADDRESS:** 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064  
**PHONE:** (615) 975-5765  
**FAX:** (615) 790-1350  
**EMAIL:** greg.gamble@gdc-tn.com  
**CONTACT:** GREG GAMBLE

**BUILDING SQUARE FOOTAGE:** 2,800 - 3,200 SF  
**BUILDING HEIGHT:** 3 STORY MAX  
**LANDSCAPE SURFACE RATIO:** .40  
**MINIMUM LANDSCAPE RATIO:** .20  
**INCOMPATIBLE USE BUFFER REQUIRED:** NOT REQUIRED  
**MINIMUM PARKING REQUIRED:** 2 PER HOME  
**EXISTING PARKING:** N/A  
**PARKING PROVIDED:** 3 PER HOME  
**RESIDENTIAL DENSITY:** 3.64 DU/A (4 SINGLE FAMILY DETACHED HOMES)

**EXISTING TREE CANOPY:** 0.19 AC  
**PRESERVED TREE CANOPY:** 0.19 AC  
**PARKLAND:** N/A  
**OPEN SPACE:** N/A

**OVERALL DENSITY:** 3.64 UNITS/AC  
**NET DENSITY (MINUS ROW):** 3.64 UNITS/AC  
**NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS):** 3.88 UNITS/AC  
**NUMBER OF RESIDENTIAL UNITS BY TYPE:** 4 SINGLE FAMILY  
**NON RESIDENTIAL SQUARE FOOTAGE:** 0  
**TOTAL ACREAGE BY USE, ENTIRE SITE:** 1.1 AC RESIDENTIAL  
**TOTAL ACREAGE BY USE, PER SECTION:** 1.1 AC RESIDENTIAL

**STATEMENT OF IMPACTS**

**STREET NETWORK:**  
 EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

**WATER:**  
 WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX(4 TOTAL SFU) TO 4 SINGLE FAMILY HOMES (4SFU), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

**SEWER:**  
 SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

**RECLAIMED WATER:**  
 RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

**DRAINAGE FACILITIES:**  
 POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

**POLICE/FIRE:**  
 0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT. AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

**RECREATION/SCHOOLS:**  
 WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

**REFUSE COLLECTION:**  
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

**RESTRICTIVE COVENANTS:**  
 NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION.

**MINERAL RIGHTS:**  
 NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

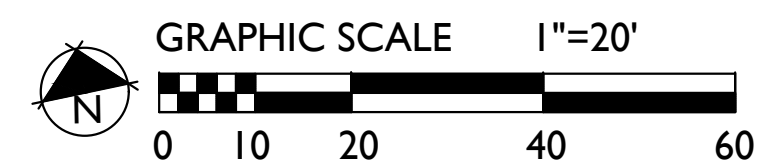
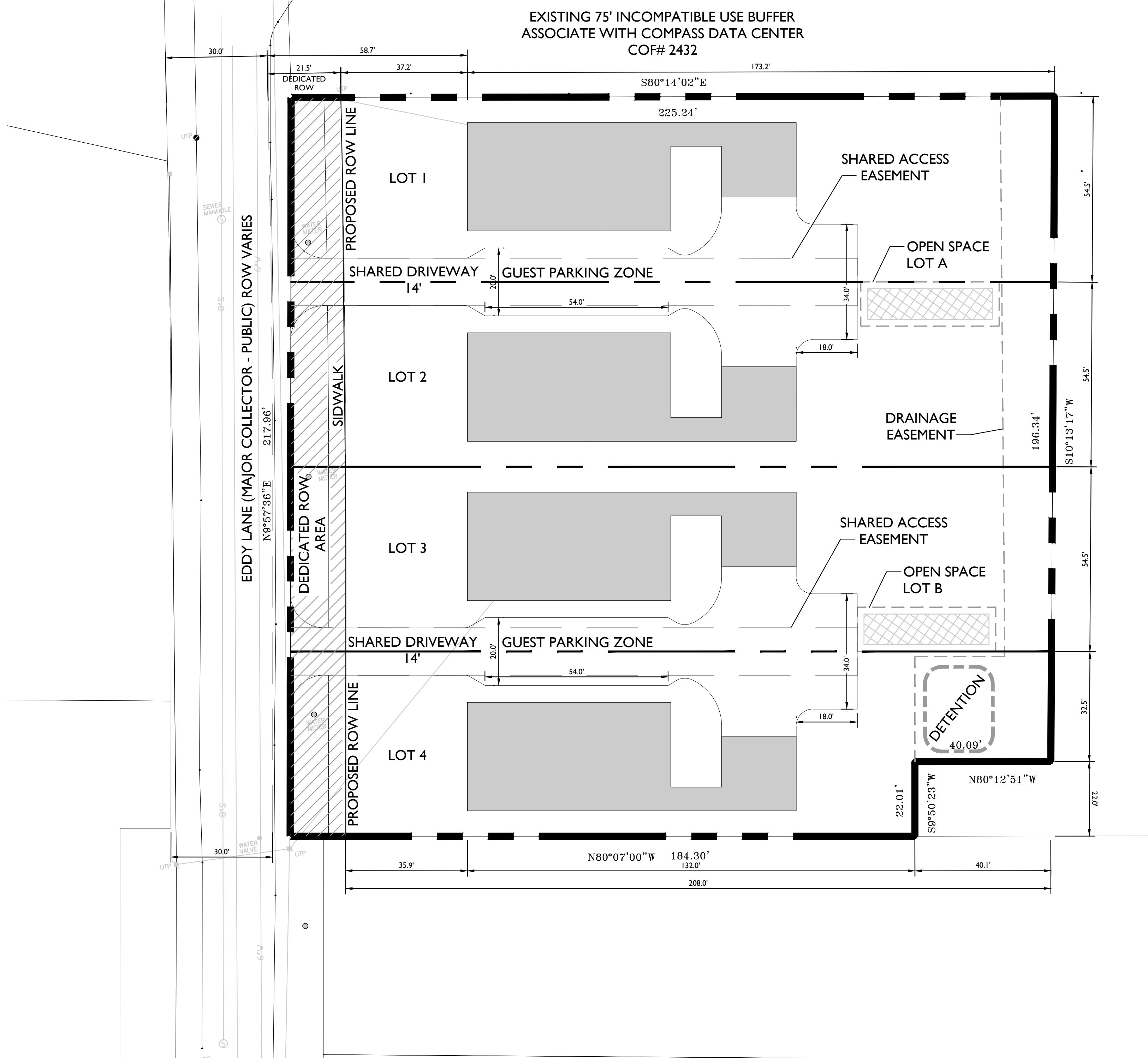
**LAND USE PLAN COMPLIANCE:**  
**CHARACTER AREA OVERLAY:** CFCO-4  
**APPLICABLE DEVELOPMENT STANDARD:** CONVENTIONAL

**LOCAL COMPATIBILITY:**  
 THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

**SIDEWALK:**  
 SIDEWALKS TO BE INSTALLED.

**STORMWATER MANAGEMENT NARRATIVE:**  
 ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE PROPOSED DETENTION BASIN.

EACH INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

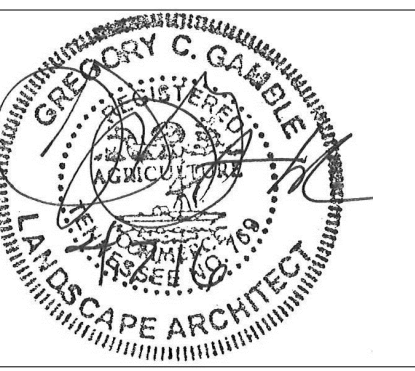


THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.



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**COTTAGES AT EDDY LANE**  
**PUD SUBDIVISION, DEVELOPMENT PLAN**  
 FRANKLIN, TENNESSEE



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 SUITE 200  
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 MARCH 14, 2016

SHEET

C2.0

COF # 6084

**OVERALL DEVELOPMENT PLAN**