

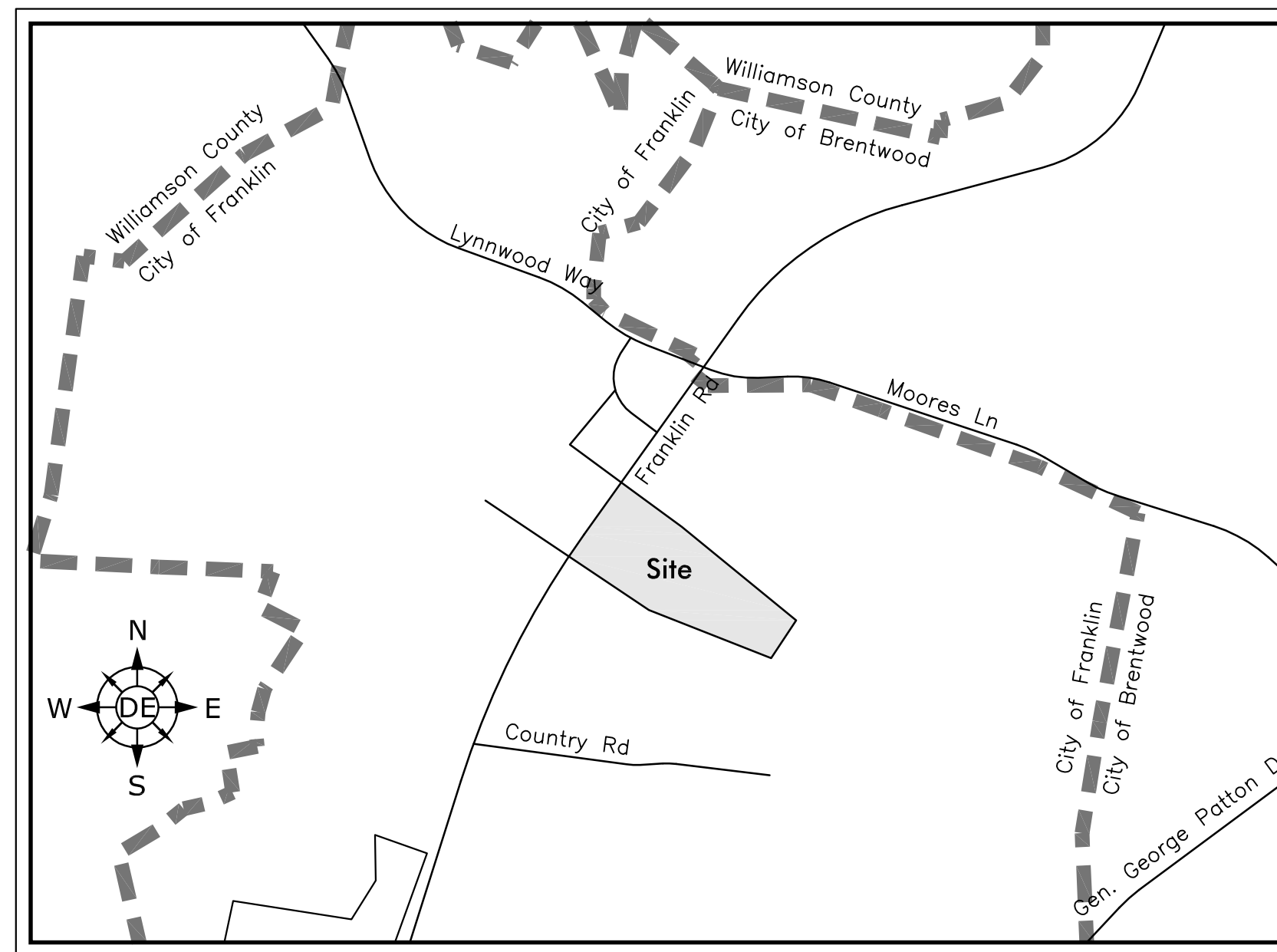
# Branch Creek Crossing

## A Planned Unit Development Subdivision

### Rezoning Request, Revision 1

Being Parcel 75 on Tax Map 53  
 580 Franklin Road  
 Franklin, Williamson County, Tennessee  
 COF Project #6280

Site Data	
PROJECT NAME:	Branch Creek Crossing (PUD), Rezoning Request, Revision 1
PROJECT #	6280
SUBDIVISION:	Branch Creek Crossing
LOT NUMBERS:	N/A
ADDRESS:	574 & 580 Franklin Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	8th
EXISTING ZONING & CHARACTER OV:	SD-X (2.5/36,480), BCCO-4 Character Overlay
PROPOSED ZONING:	SD-X (2.5/40,698)
OTHER APPLICABLE OVERLAYS:	FFO/HHO
APPLICABLE DEVELOPMENT STDS:	Traditional
ACREAGE OF SITE/PROJECT AREA:	19.11 Acres
SQUARE FOOTAGE OF SITE:	832,556 ± Square Feet
PROPOSED USES**:	Day Care Center, Office, Office Showroom, Bank, Barber & Beauty Services, Personal Services, Restaurant, Restaurant Drive In/Drive Through Retail and/or Commercial, Vehicle Sales and Rental, Veterinary/Kennel Facility.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet
REAR YARD:	0 Feet
DEVELOPER (PHASES 1 & 3 ONLY):	Branch Creek Partners
ADDRESS:	1616 Westgate Circle, Suite 215 Brentwood, TN 37207
PHONE NUMBER:	(615) 467-6330
EMAIL ADDRESS:	tharris@avenueconstruction.com
CONTACT NAME:	Tony Harris
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	± 40,698 sf
BUILDING HEIGHT:	3 Stories
LANDSCAPE SURFACE RATIO	See Landscape Plan
MIN. LANDSCAPE SURFACE RATIO	See Landscape Plan
INCOMPATIBLE-USE BUFFER REQUIRED	No
MIN. PARKING REQUIREMENT:	See Required Parking Breakdown Table
MAX. PARKING LIMIT:	N/A
PARKING PROVIDED:	120 Stalls
PARKING BREAKDOWN:	120 Surface Spaces (17 Pervious, 103 Impervious) 0 Structured Spaces
RESIDENTIAL DENSITY:	N/A (See Previously Approved Development Plan)
TREE CANOPY:	See Landscape Plan
PARKLAND:	N/A*
OPEN SPACE:	0
*PARK LAND DEDICATION SHALL BE PERFORMED DURING THE SITE PLAN PROCESS FOR PHASES 2 AND 4. THE REVISIONS TO THIS DEVELOPMENT APPLY ONLY TO THE NON-RESIDENTIAL PHASES 1 & 3.	
**USES LISTED ARE POSSIBLE USES ONLY.	



Vicinity Map  
NTS

### Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Existing Conditions Plan

#### MODIFICATION OF STANDARDS REQUESTED:

- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTE THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.

**OWNER (PHASES 2 & 4)**  
 BCC INVESTMENTS  
 202 E. WASHINGTON STREET, SUITE 310  
 ANN ARBOR, MICHIGAN 48104  
 CONTACT: KEVIN BELEW  
 EMAIL: KBELEW@BATTERSEAPARTNERS.COM

**DEVELOPER & OWNER (PHASES 1 & 3)**  
 BRANCH CREEK PARTNERS  
 1616 WESTGATE CIRCLE, SUITE 215  
 BRENTWOOD, TENNESSEE 37027  
 CONTACT: TONY HARRIS  
 PHONE: (615) 467-6330  
 EMAIL: THARRIS@AVENUECONSTRUCTION.COM

**CIVIL ENGINEER**  
 DEWEY ENGINEERING  
 2925 BERRY HILL DRIVE  
 NASHVILLE, TENNESSEE 37204  
 CONTACT: MICHAEL DEWEY, PE  
 PHONE: (615) 401-9956  
 EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

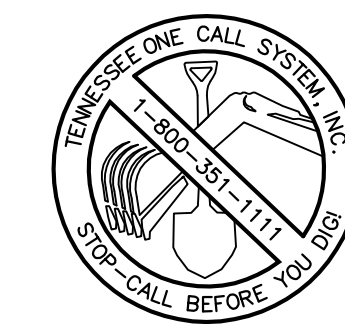
**ARCHITECT**  
 B3 STUDIO, INC.  
 1104 WEST MAIN STREET  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: PAUL BASS  
 PHONE: (615) 469-7856  
 EMAIL: PAULB@B3STUDIO.COM

**LANDSCAPE ARCHITECT**  
 GAMBLE DESIGN COLABORATIVE  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: KELI FRYMIRE  
 PHONE: (615) 975-5765  
 EMAIL: KELIRENEFFRY@GMAIL.COM

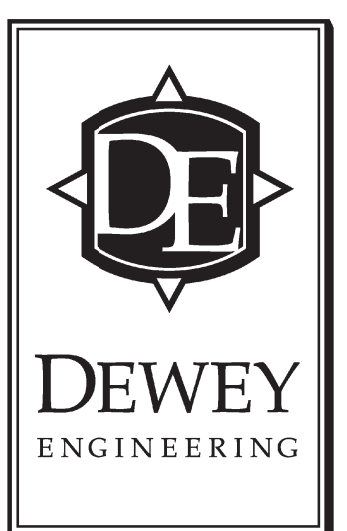
**FLOODNOTE**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED BY ZONE 'AE' ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PANEL #47187C0205F. REVISED SEPTEMBER 22, 2009.

**REVISION 1 SUMMARY:**  
 CHANGES FROM THE CURRENTLY APPROVED DEVELOPMENT PLAN INCLUDE THE FOLLOWING:

- 75' INCOMPATIBLE USE BUFFER IS TO BE REMOVED.
- AVAILABLE USES IN THE NON-RESIDENTIAL BUILDINGS TO INCLUDE DAY CARE CENTER, OFFICE, OFFICE SHOWROOM, BANK, BARBER & BEAUTY SERVICES, PERSONAL SERVICES, RESTAURANT, RESTAURANT DRIVE IN/DRIVE THROUGH, RETAIL AND/OR COMMERCIAL, VEHICLE SALES AND RENTAL, AND VETERINARY/KENNEL FACILITY.
- TOTAL NON-RESIDENTIAL SQUARE FOOTAGE IS INCREASED FROM 36,480 SF TO 40,698 SF. THIS IS TO ACCOMMODATE A LARGER BUILDING IN PHASE 3 (LOT 2) OF THE ORIGINALLY APPROVED DEVELOPMENT PLAN. THE BUILDING IN PHASE 1 (LOT 1) IS TO MAINTAIN THE SAME SQUARE FOOTAGE AS THE APPROVED DEVELOPMENT PLAN.



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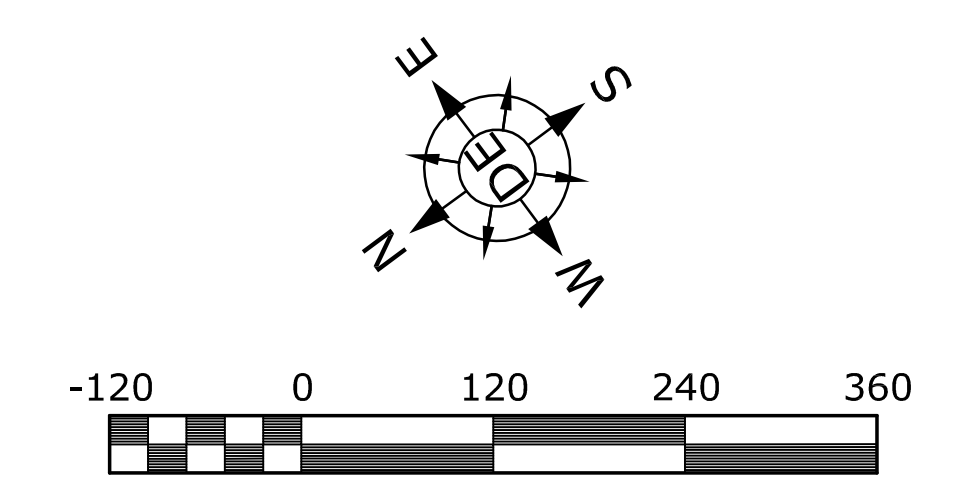
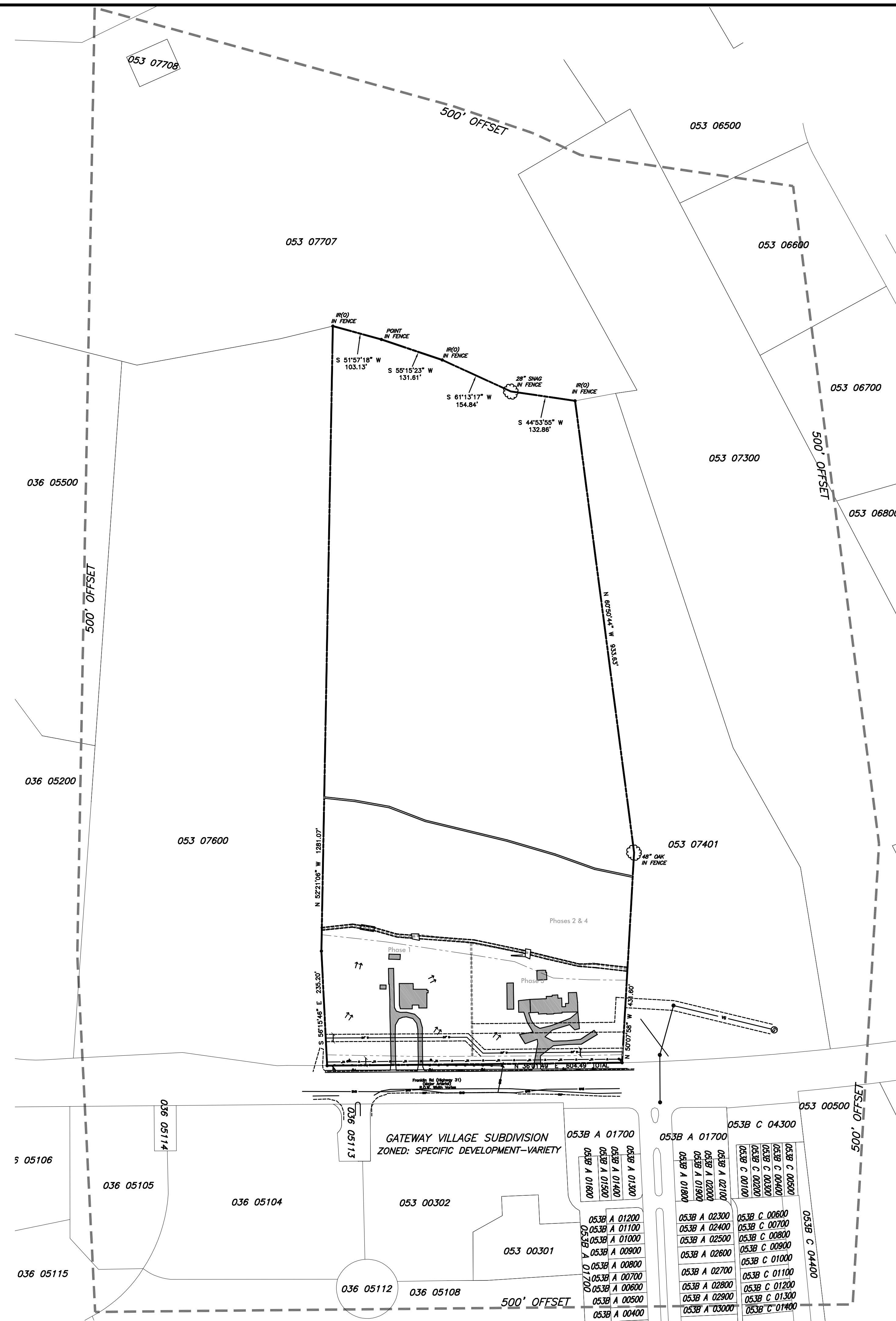
Cover Sheet

C0.0

Revisions:  
 Drawing Notes:  
 COF Project #6280  
 Date: November 3, 2016

**ADJACENT PROPERTY OWNERS WITHIN 500'**

PARCEL NUMBER	PROPERTY ADDRESS	OWNER
053B-A00800	1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH
053--07500	574 FRANKLIN RD	BCC INVESTMENTS LLC
053--00302	AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC
053B-A00500	1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE
053B-A02600	1017 CUMBERLAND PARK DR	BULLARO FRANCESCA
053--00301	121 DAVENPORT BLVD 3	CAMDEN COMMONS I LLC
036--05114	PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC
053B-A01800	1001 CUMBERLAND PARK DR	CAMERON DARELL C
053--07600	FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE
053--00500	557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST
053B-A01500	1004 CUMBERLAND PARK DR	COMBS BEDFORD M
036--05104	120 DAVENPORT BLVD	CVHC9 LLC
036--05105	1350 PERRONE WAY	FOR 6 LLC
053--07300	554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC
053B-A00600	1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID
036--05112	DAVENPORT BLVD	GATEWAY VILLAGE DEV INC
053B-A02200	FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC
053B-A00700	1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTN SHP
053B-A02400	1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN
053B-A02100	1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA
053B-A01400	1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE
053B-A01900	1003 CUMBERLAND PARK DR	KEENAN THOMAS C
053B-A00900	1016 CUMBERLAND PARK DR	LEPPER BOBBY
053B-A02900	1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M
053B-A02500	1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT
053--06500	1226 COUNTRY RD	PARRIS JEFFREY S
053B-C01100	260 GATEWAY CT	PATTERSON CO LLC
053B-A02000	1005 CUMBERLAND PARK DR	REYNOLDS SALLY M
053B-A02700	1019 CUMBERLAND PARK DR	ROSS RICHARD F
053--06700	1218 COUNTRY RD	ROVENSTINE JOHN JASON
053B-C00100	201 GATEWAY CT	RUTLEDGE JOHN M
053B-A01600	1006 CUMBERLAND PARK DR	TAAFFE PAULINE
053B-A02300	1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS
053B-A01200	1010 CUMBERLAND PARK DR	THORNTON DON TYLER
053B-A01100	1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES
053--07707	LANDINGS DR	VR LANDINGS AT BRENTWOOD LP
053B-A02800	1021 CUMBERLAND PARK DR	WIENCEK TOM C
053B-A00400	1026 CUMBERLAND PARK DR	WILSON LESLIE ANN
053B-A01000	1014 CUMBERLAND PARK DR	WYLIE SUZANNE F
053B-A01300	1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W
053--06600	1222 COUNTRY RD	ZHU HUIRONG



Scale 1" = 120'  
Site Area = 19.11 Acres

**Engineer**  
Dewey Engineering  
Branch Creek Partners  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 979-9071  
mdewey@dewey-engineering.com

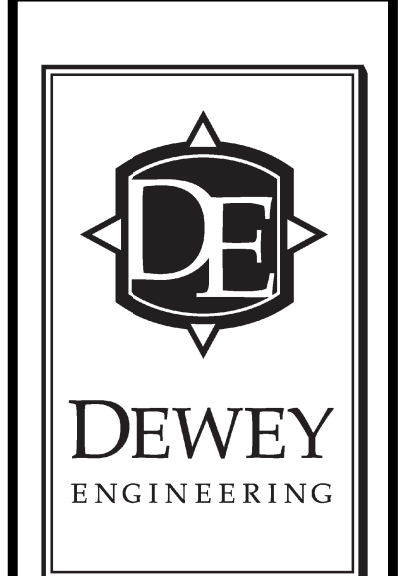
**Owner & Developer (Ph. 1 & 3)**  
Branch Creek Partners  
1616 Westgate Circle, Suite 215  
Brentwood, TN 37207  
Contact: Tony Harris  
Phone: (615) 467-6330  
Email: tharris@avenueconstruction.com

**Owner (Ph. 2 & 4)**  
BCC Investments  
202 E. Washington Street, Suite 310  
Ann Arbor, MI 48104  
Contact: Kevin Belew  
Email: kbelew@batterseapartners.com

**Flood Note**  
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.  
Revised: September 22, 2009

Revisions:  
Drawing Notes:  
COF Project #6280  
Date: November 3, 2016

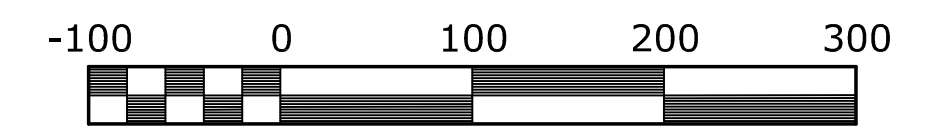
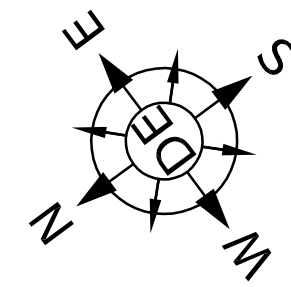
**Branch Creek Crossing (PUD)  
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Overall Existing Conditions Plan

**C1.0**  
2 of 3





Scale 1" = 100'  
Site Area = 19.11 Acres

**Engineer**  
Dewey Engineering  
Branch Creek Partners  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 979-9071  
mdewey@dewey-engineering.com

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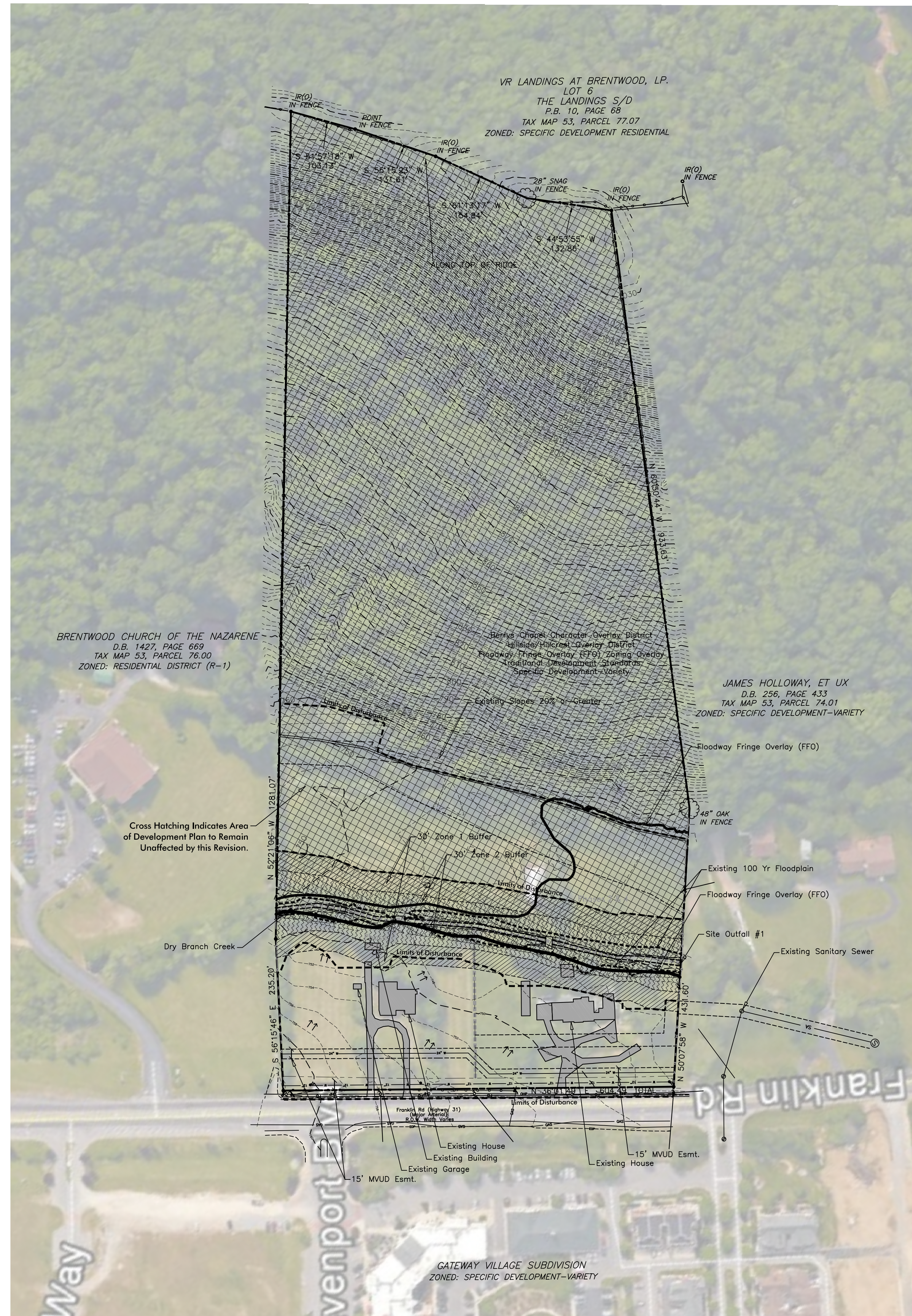
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**STATEMENT OF IMPACTS**

1. WATER
  - 1.1. TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
2. SEWER FACILITIES
  - 2.1. A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 & 4.
3. REPURIFIED (REUSE) WATER FACILITIES
  - 3.1. NONE WITHIN THE DEVELOPMENT
4. STREET NETWORK
  - 4.1. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441)/LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.
  - 4.2. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED.
  - 4.3. PREVIOUSLY PROVIDED TRIP GENERATION CHART HAS BEEN UPDATED PER PROPOSED REVISION.
5. DRAINAGE FACILITIES
  - 5.1. STORMWATER IS DESIGNED TO MEET THE 80% TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN. SEE GRADING AND DRAINAGE DATA CHARTS FOR ADDITIONAL IMPERVIOUS AREA AND FLOW CALCULATIONS.
6. POLICE, FIRE, AND RECREATIONAL FACILITIES
  - 6.1. POLICE: 900 COLUMBIA AVE  
4.2 MILES (11 MINUTES)
  - 6.2. FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)  
2.4 MILES (5 MINUTES)
  - 6.3. RECREATIONAL FACILITIES  
DRY BRANCH WETLANDS 0.25 MILES (1 MINUTE)
7. PROJECTED STUDENT POPULATION
  - 7.1. THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 0.64 HOMES  
48 X 0.64 = 30.72 STUDENTS
8. REFUSE STORAGE AND COLLECTION
  - 8.1. DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS FOR THE COMMERCIAL DEVELOPMENTS AND TRASH CORRALS FOR THE RESIDENTIAL DEVELOPMENTS. COLLECTION SCHEDULE WILL BE PROVIDED BY THE GARBAGE COLLECTION COMPANY.
9. RESTRICTIVE COVENANTS
  - 9.1. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES: THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT. THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENT FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.



**STORMWATER NARRATIVE:**

THE EXISTING PROPERTY IS A TOTAL OF 19.11 ACRES. THE SITE IS PRIMARILY FOREST WITH APPROXIMATELY 30% OF THE SITE BEING GRASS. SEE SOIL SUMMARY TABLE BELOW FOR A SUMMARY OF THE SOIL TYPES WITHIN THE SITE LIMITS. THERE ARE TWO EXISTING HOUSES AND ASSOCIATED OUTBUILDINGS ON THE PROPERTY TO BE DEMOLISHED, FOR A TOTAL OF 0.35 ACRES OF EXISTING IMPERVIOUS AREA. THE SITE CURRENTLY DRAINS TO A BLUE LINE STREAM ON THE ADJACENT PROPERTY WITH A 60' RIPARIAN BUFFER. THIS STREAM AND ITS ASSOCIATED BUFFERS SHALL REMAIN UNDISTURBED DURING THE CONSTRUCTION OF THIS PROJECT UNLESS PERMITTED BY THE CITY ENGINEER, AND SHALL BE PROTECTED AS NECESSARY. THE STORMWATER RUNOFF ON THE WEST SIDE OF THE STREAM GENERALLY FLOWS ACROSS 4-5% SLOPES STREAM, AND THE RUNOFF ON THE EAST SIDE OF THE STREAM GENERALLY FLOWS ACROSS +20% SLOPES.

**MINERAL RIGHTS STATEMENT:**  
-MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER.

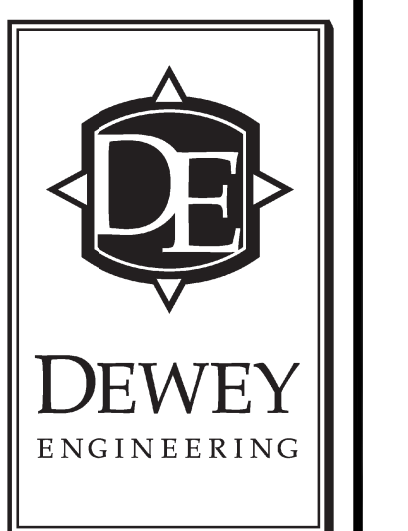
**Soil Type Summary Table (Entire Site)**

Symbol	Description	Percentage of Site	Group
ArA	Armor silt loam, 0-2%	10.5%	B
BoC	Bodine cherty silt loam, 5-12%	0.4%	A
BoD	Bodine cherty silt loam, 12-20%	6.4%	A
DeD	Dellrose gravelly silt loam, 12-20%	12.4%	B
DeE	Dellrose gravelly silt loam, 20-30%	16.6%	B
Ld	Lindside cherty silt loam, phosphatic	22.7%	C
Rc	Rockland	8.9%	D
SuE	Sulphura cherty silt loam, 20-50%	22.1%	C

**Existing Grading & Drainage Data Chart (Phase 1 & 3 Only)**

- Site Area: 3.21 AC
- Impervious Area: 0.35 AC
- Disturbed Area: 2.66 AC
- Rv Value: 0.291
- Peak Flow Runoff
- 2 year: 5.04 CFS
- 5 year: 8.38 CFS
- 10 year: 10.71 CFS
- 25 year: 13.76 CFS
- 50 year: 16.06 CFS
- 100 year: 18.34 CFS

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Existing  
Conditions  
Plan

**C1.1**

