

Rezoning Request For 1048 Carlisle Lane

MAP 064 PARCEL 14.00
FRANKLIN, TN

OWNER / APPLICANT:

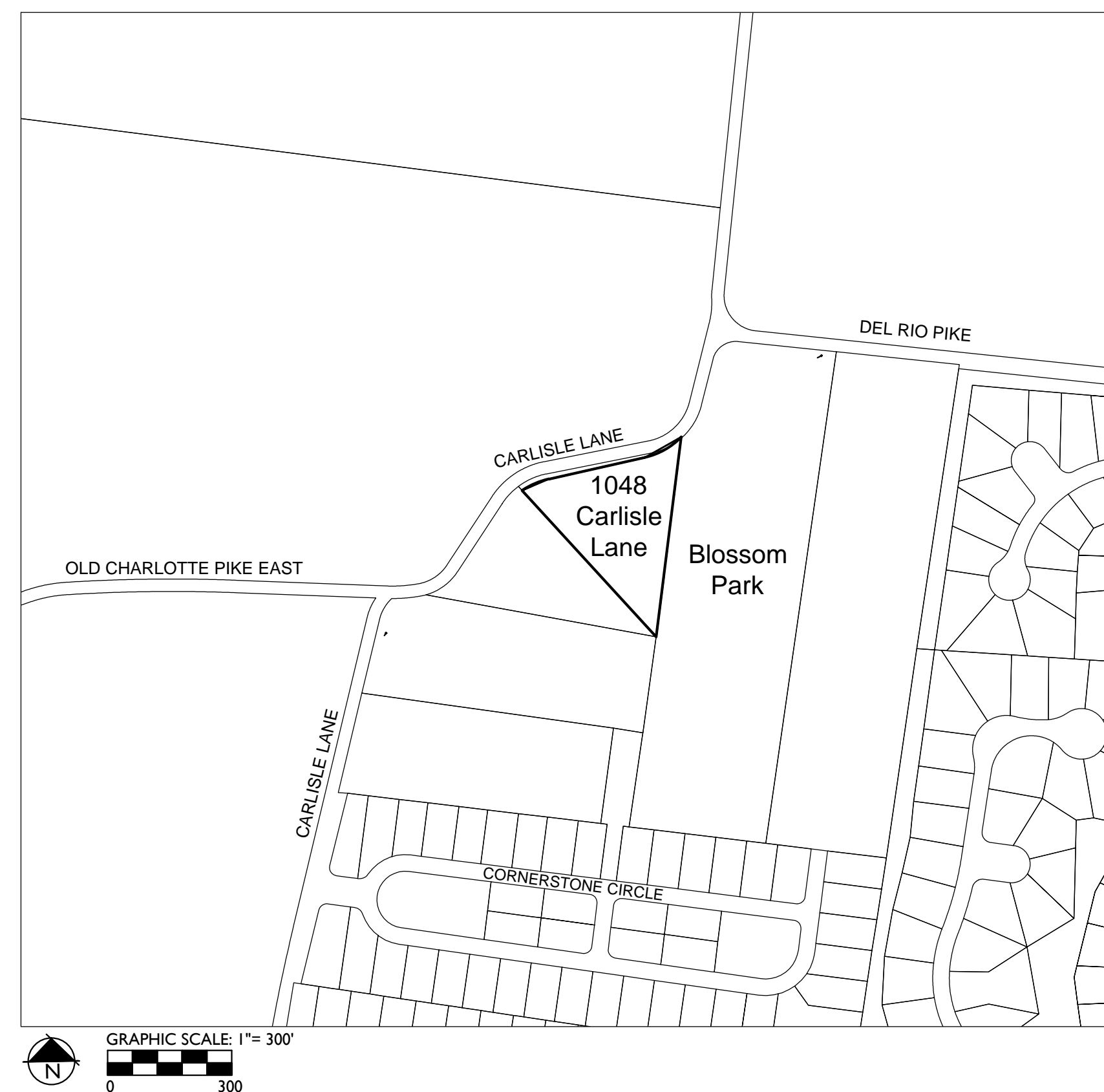
DOMUS PARTNERS, LLC
2043 HUNTERWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: PHIL STINSON
pmstinson@comcast.net
615.268.3686

CONSULTANT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064

SURVEYOR:

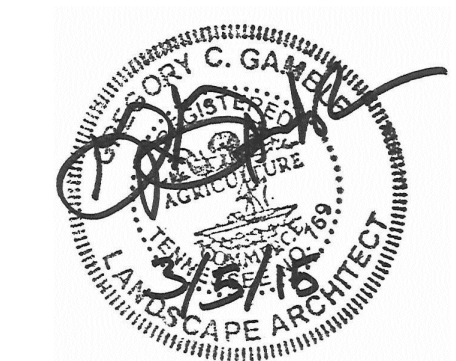
TIM TURNER
tim@t2-eng.com
BLAKE TURNER
blake@t2-eng.com
615.579.2389
7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027



5TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS



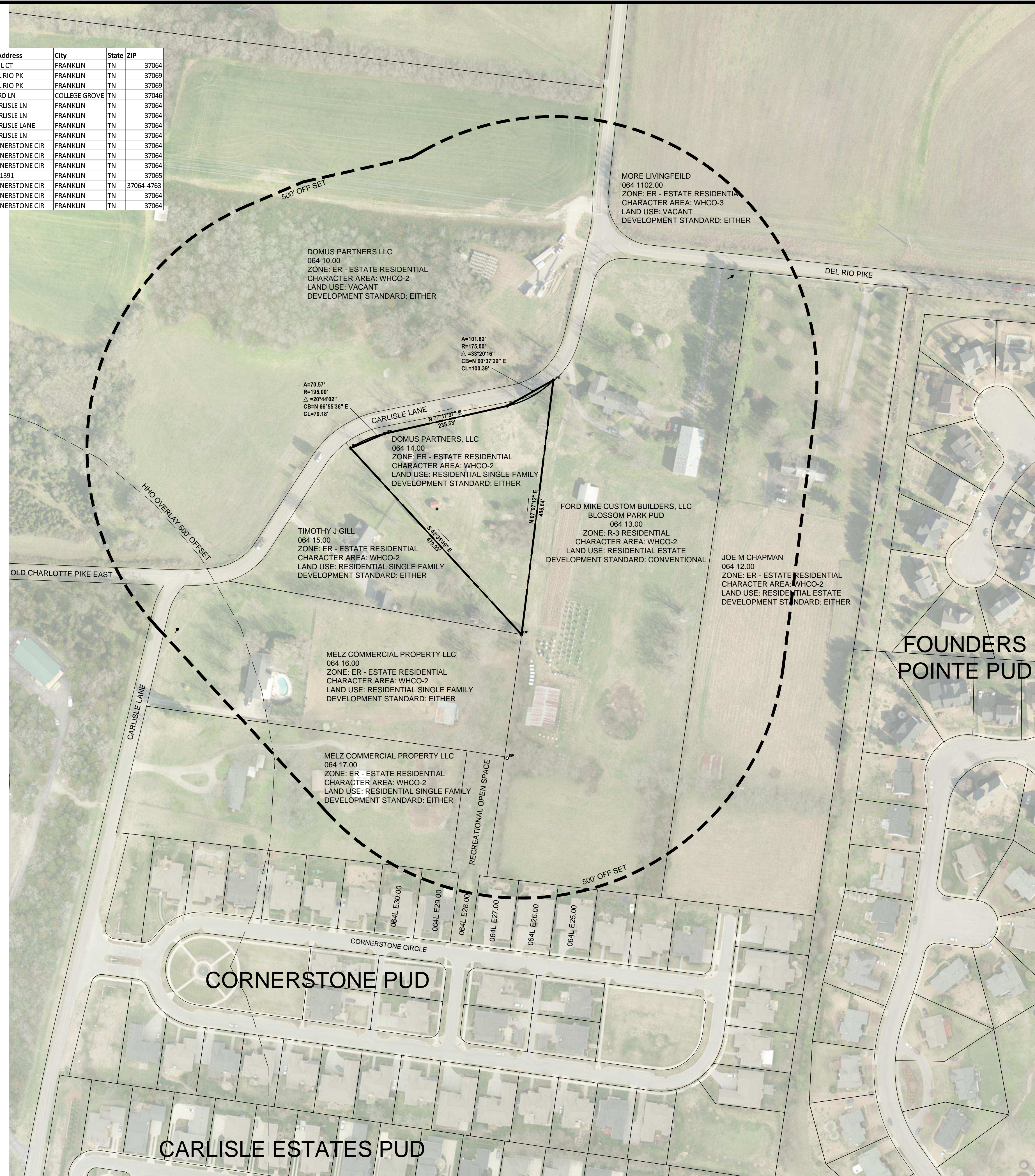
March 5, 2015
February 9, 2015
COF # 5778

PRCLID	Owner	Property Address	Owner Address	City	State	ZIP
064-01000	CARLISLE WALTER O III ETAL	OLD CHARLOTTE PK E	108 BASIL CT	FRANKLIN	TN	37064
064-01102	MORE LIVINGFIELD	2984 DEL RIO PK	3050 DEL RIO PK	FRANKLIN	TN	37069
064-01200	CHAPMAN JOE M	3001 DEL RIO PK	3001 DEL RIO PK	FRANKLIN	TN	37069
064-01300	LYNCH DWIGHT	3003 DEL RIO PK	4811 BYRD LN	COLLEGE GROVE	TN	37046
064-01400	LYNCH BILLY TODD	1048 CARLISLE LN	1048 CARLISLE LN	FRANKLIN	TN	37064
064-01500	GILL TIMOTHY J	1044 CARLISLE LN	1044 CARLISLE LN	FRANKLIN	TN	37064
064-01600	MELZ COMMERCIAL PROP LLC	1040 CARLISLE LN	1025 CARLISLE LANE	FRANKLIN	TN	37064
064-01700	MELZ COMMERCIAL PROP LLC	1034 CARLISLE LN	1025 CARLISLE LN	FRANKLIN	TN	37064
064L-E02500	COLVIN GEORGE E	143 CORNERSTONE CIR	143 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02600	ROBESON JULIA M	145 CORNERSTONE CIR	145 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02700	DARBY WILLIAM	147 CORNERSTONE CIR	147 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E02800	CORNERSTONE HOMEOWNERS ASSOC INC	CORNERSTONE CIR	PO BOX 1391	FRANKLIN	TN	37065
064L-E02900	BEAM PHYLIS	151 CORNERSTONE CIR	151 CORNERSTONE CIR	FRANKLIN	TN	37064-4763
064L-E03000	RYAN DOUGLAS J	153 CORNERSTONE CIR	153 CORNERSTONE CIR	FRANKLIN	TN	37064
064L-E03100	PERRY KENNETH D	155 CORNERSTONE CIR	155 CORNERSTONE CIR	FRANKLIN	TN	37064

BOUNDARY:

BEGINNING IN THE CENTER OF OLD CHARLOTTE ROAD, IN CHRISMAN'S WEST LINE, THENCE ALONG THE CENTERLINE OF SAID ROAD WITH THE FOLLOWING FOUR CALLS: SOUTH 48 DEGREES 10 MINUTES WEST 90 FEET; SOUTH 66 DEGREES 45 MINUTES WEST 45 FEET, SOUTH 74 DEGREES 45 MINUTES WEST 270 FEET, AND SOUTH 66 DEGREES 45 MINUTES EAST 512 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 25 MINUTES EAST 530 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. LYNCH AND HIS WIFE, IMOGENE LYNCH, BY DEED OF MARION D. ROBINSON ET UX, OF RECORD IN BOOK 485, PAGE 523, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



SITE DATA:

PROJECT NAME: 1048 CARLISLE LANE REZONING REQUEST
 PROJECT NUMBER: ----
 SUBDIVISION: ----
 LOT NUMBER: ----
 ADDRESS: 1048 CARLISLE LANE
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCEL 14.00
 EXISTING ZONING: ESTATE RESIDENTIAL - ER
 CHARACTER AREA OVERLAY: WHCO-2
 OTHER APPLICABLE OVERLAYS: R2 RESIDENTIAL DISTRICT
 PROPOSED ZONING: R2 RESIDENTIAL DISTRICT
 APPLICABLE DEVELOPMENT STANDARD: EITHER
 ACREAGE OF SITE: 1.88 AC
 SQUARE FOOTAGE OF SITE: 86,336 SF
 MINIMUM REQUIRED SETBACKS:
 FRONT YARD: 15'
 SIDE YARD: 5'
 REAR YARD: 20'

OWNER / APPLICANT: DOMUS PARTNERS, LLC
 ADDRESS: 2043 HUNTERWOOD DRIVE
 BRENTWOOD, TN 37027
 615.268.3686
 PHIL STINSON
 PHONE: ----
 CONTACT: ----

PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
 ADDRESS: 144 SOUTHEAST PARKWAY
 SUITE 200
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 615.975.5765
 GREG GAMBLE
 GREGGAMBLE209@GMAIL.COM
 OFFICE PHONE: ----
 CONTACT: ----
 EMAIL ADDRESS: ----

BUILDING SQUARE FOOTAGE: N/A
 BUILDING HEIGHT: N/A
 LANDSCAPE SURFACE RATIO: 0.40
 MINIMUM LANDSCAPE RATIO: 0.40
 INCOMPATIBLE USE BUFFER REQUIRED: NO
 MINIMUM PARKING REQUIRED: N/A
 MAXIMUM PARKING LIMIT: N/A
 PARKING PROVIDED: N/A
 RESIDENTIAL DENSITY: 2.02 DU/A (4 UNITS)
 TREE CANOPY: .22 AC EXISTING
 PARKLAND: N/A
 OPEN SPACE: N/A

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A 12" MAIN IN DEL RIO PIKE.

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN 8" PIPE AND MANHOLE FOR SEWER MAIN CONNECTION AT TERMINAL MANHOLE LOCATED AT ADJACENT BLOSSUM PARK SUBDIVISION DEVELOPMENT TO EAST.

RE-PURIFIED WATER
 THIS SERVICE IS NOT AVAILABLE AT THIS LOCATION.

STREET NETWORK
 THE PROJECT CONSISTS OF 1 DRIVEWAY SERVING 4 HOMES. THIS WILL NOT ALTER THE STREET NETWORK AND WILL CREATE MINIMAL TRAFFIC IMPACT.

DRAINAGE FACILITIES
 THE PROPERTY DRAINS EAST TO THE ADJACENT BLOSSUM PARK SUBDIVISION. STORM DRAINAGE CONTINUES FROM THERE ACROSS DEL RIO PIKE DOWN AN UNNAMED BRANCH AND ON TO THE HARPETH RIVER.

POLICE AND FIRE
 FRANKLIN FIRE DEPT STATION #1, 500 NEW HWY 96 WEST - 2.0 MILES DRIVING DISTANCE
 COLUMBIA AVE POLICE STATION, 900 COLUMBIA AVE - 2.5 MILES DRIVING DISTANCE

RECREATION FACILITIES
 JIM WARREN PARK - 2.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME (4 x .64 = 2.56 STUDENTS)
 FRANKLIN HIGH SCHOOL 2.12 MILES
 GRASSLAND MIDDLE 6.11 MILES
 WALNUT GROVE ELEMENTARY 3.15 MILES

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

RESTRICTIVE COVENANTS
 THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

Revisions:

Drawing Notes:



1048 CARLISLE LANE

Rezoning Request
 Being Parcel 14 on Tax Map 64
 Franklin, Williamson County, Tennessee

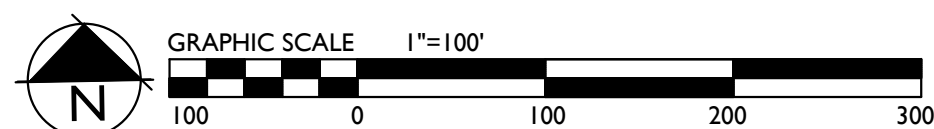


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BOUNDARY
 MAP

C 1.0

COF #5778



GDC
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE
 Date: FEB 9TH, 2015

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**EXISTING
 CONDITIONS
 PLAN**

C 2.0
 COF # 5778

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MINERAL RIGHTS
 NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
 NO EXISTING SLOPES ARE STEEPER THAN 14% ON THIS PROPERTY.

TREE CANOPY

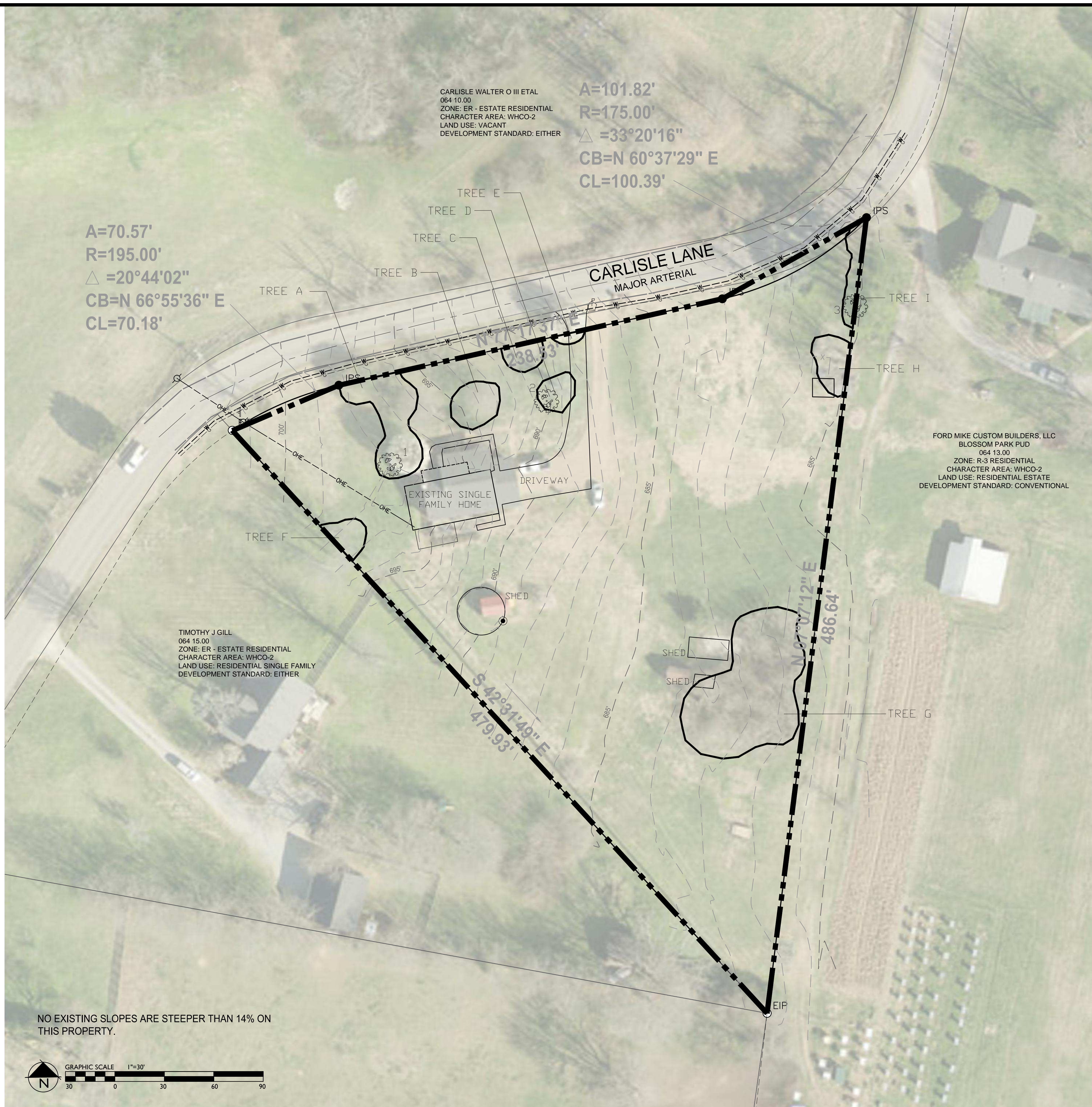
EXISTING TREE CANOPY -

TREE A: 1,678.32 SF
 TREE B: 681.14 SF
 TREE C: 357.44 SF
 TREE D: 409.37 SF
 TREE E: 101.41 SF
 TREE F: 410.62 SF
 TREE G: 4,636.35 SF
 TREE H: 641.97 SF
 TREE I: 490.79 SF

TOTAL: 9,407.41 SF (0.22 AC)
 10.9% OF SITE

SPECIMEN TREE SURVEY

NO.	SIZE	TYPE	HEALTH
1	24"	BRP LOCUST	GOOD
2	24"	BRP LOCUST	GOOD
3	24"	PINE	GOOD



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