

SITE DATA:

PROJECT NAME: SHADOW GREEN DEVELOPMENT PLAN
 PROJECT NUMBER: 6389
 SUBDIVISION: SHADOW GREEN PUD
 LOT NUMBER: N/A
 ADDRESS: 1152 HILLVIEW LANE
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 5TH CIVIL DISTRICT

EXISTING ZONING: LI
 PROPOSED ZONING: SD-R (5.0), ER
 SOCCO7
 CHARACTER AREA OVERLAY: HHO, HHO 500' BUFFER
 OTHER APPLICABLE OVERLAYS:
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 52.54 AC TOTAL
 36.71 AC TRACT 1
 15.83 AC TRACT 2

MINIMUM REQUIRED SETBACK LINES:
 FRONT: 10'
 SIDE: 0-6'
 REAR: 0-20'

OWNER: BARBARA HOLT
 ADDRESS: 208 ASHEBORO PLACE
 FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE
 ADDRESS: 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TN 37064
 CONTACT: GREG GAMBLE
 PHONE: 615.975.5765
 EMAIL ADDRESS: greggambledesign@gmail.com

BUILDING SQUARE FOOTAGE: N/A
 BUILDING HEIGHT: 3 STORIES
 LANDSCAPE SURFACE RATIO: 53 / 14.52 AC PROVIDED
 MINIMUM LANDSCAPE SURFACE RATIO: 20 / 5.48 AC REQUIRED
 MINIMUM PARKING REQUIREMENT: 406 SPACES
 1 BEDROOM = 1.5 SPACES
 2 BEDROOM = 2.5 SPACES
 3 BEDROOM = 3 SPACES
 SEE PARKING CHART C2.0
 SEE PARKING CHART C2.0
 RESIDENTIAL DENSITY: 5.0 DUA
 TREE CANOPY: 12.25 AC (33% OF TRACT 1)
 PARKLAND (IF APPLICABLE): FEES IN LIEU
 (35x1200 SF) + (147 x 600 SF) = 130,200 SF

OPEN SPACE:
 OPEN SPACE ACREAGE REQUIRED: 15% (4.11 AC)
 FORMAL OPEN SPACE REQUIRED: 34% (1.40 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (2.71 AC)

OVERALL DENSITY: 5.0 DUA
 NET DENSITY (MINUS ROW): 6.64 DUA
 NET DENSITY (MINUS ROW AND OVERLAY): 12.10 UNITS/AC
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
 22 TOWN HOMES
 10 BIG HOUSE BUILDINGS (16 CONDOS EACH)
 6 1-BEDROOM CONDOS PER BIG HOUSE
 10 2-BEDROOM CONDOS PER BIG HOUSE

NONRESIDENTIAL SQUARE FOOTAGE: N/A
 TOTAL ACREAGE BY USE, ENTIRE SITE:
 15.55 AC OPEN SPACE
 9.42 AC ROW
 11.74 AC RESIDENTIAL LOTS

STATEMENT OF IMPACTS

WATER FACILITIES
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE WATER MAIN IS LOCATED ALONG THE EASTERN PROPERTY BOUNDARY.
 182 UNITS * 350 GPD = 63,700 GPD

SEWER FACILITIES
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT ALONG THE EASTERN PROPERTY BOUNDARY.
 NOT AVAILABLE TO THIS SITE.

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

STREET NETWORK
 THE PROPOSED EXTENSION OF MACK HATCHER PARKWAY IS SHOWN TRaversing THIS PROPERTY, AND THIS ALIGNMENT PLAYED A LARGE ROLE IN THE DEVELOPMENT OF THE MASTER PLAN DESIGN. AS A PART THIS PUD, GOODALL HOMES INITIATED A STUDY OF THE MACK HATCHER ALIGNMENT BY CDM SMITH, WHICH AS BEEN ACCEPTED BY TDDT. THIS FUNCTIONAL ALIGNMENT SERVES AS THE EDGE OF TEH PUD BOUNDARY AND DIVISION LINE BETWEEN TRACTS 1 AND 2. THE LOCAL ROAD NETWORK FROM THROUGH THE GREEN (VINTAGE GREEN LANE AND SHADOW GREEN DRIVE) EXTEND THROUGH THIS PROPERTY AND EVENTUALLY PROVIDE A CONNECTION TO FUTURE MACK HATCHER PARKWAY, AS DIRECTED BY THE CONNECT FRANKLIN PLAN. THE CDM SMITH STUDY ALSO ESTABLISHED THE LOCATION WHERE THE LOCAL ROAD NETWORK PROPOSED IN TEH SHADOW GREEN PUD COULD CONNECT TO MACK HATCHER, AS A PART OF THE CONSTRUCTION OF THIS PUD, GOODALL HOMES SHALL BE GRADING THIS FUTURE CONNECTION ROAD.

DRAINAGE FACILITIES
 A STORM SEWER NETWORK SHALL COLLECT STORMWATER RUNOFF FROM THE STREETS AND OTHER IMPERVIOUS SURFACES. THE WATER SHALL BE TREATED BY USE OF A GREEN INFRASTRUCTURE PRACTICE PRIOR TO DISCHARGE TO A DETENTION FACILITY FOR ATTENUATION. THE SITE SHALL DISCHARGE NEAR THE SOUTHEASTERN CORNER OF THE PROPERTY. POST DEVELOPED PEAK FLOWS SHALL BE REDUCED TO THAT OF PRE-DEVELOPED PEAK FLOWS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
 NEAREST POLICE STATION: 2.3 MI (900 COLUMBIA AVE.)
 NEAREST FIRE STATION: 1.2 MI (STATION NO. 5, 215 NOAH DR.)
 NEAREST RECREATIONAL FACILITY: 0.6 MI (WINSTEAD HILL PARK, 4023 COLUMBIA AVE.)

PROJECTED STUDENT POPULATION
 182 * 0.23 = 42 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
 TOWNHOMES TO BE ROLL OUT TRASH CAN. REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER WILL ALSO BE PROVIDED TO SERVE THE BIG HOUSE CONDO UNITS.

RESTRICTIVE COVENANTS
 THE SHADOW GREEN PUD WILL JOIN THE EXISTING SHADOW GREEN HOMEOWNERS ASSOCIATION. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY AS WELL AS MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND TOWNHOME YARDS.

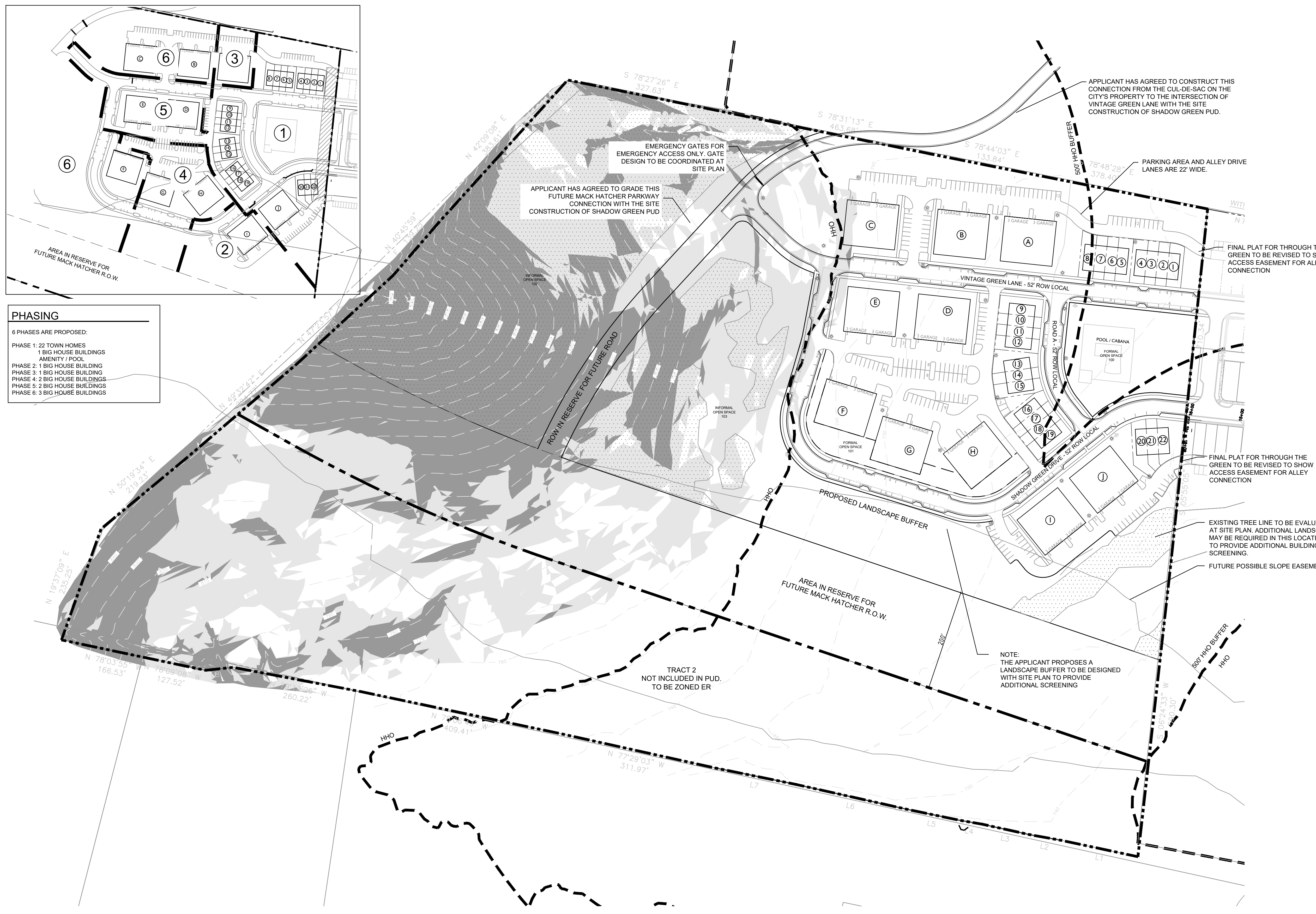
LAND USE PLAN COMPLIANCE:
 CHARACTER AREA OVERLAY: SOCCO7
 ENVISION FRANKLIN: MIXED RESIDENTIAL / CONSERVATION

THE CURRENT BASE ZONE OF LIGHT INDUSTRIAL IS NOT CONSISTENT WITH THE LAND USE PLAN OR ENVISION FRANKLIN. THE CHARACTER OF THIS AREA SUPPORTS A RESIDENTIAL USE. THE HILLSIDE HHO ZONE AND ROW OF FUTURE MACK HATCHER HAVE CREATED FIRM DEVELOPMENT BOUNDARIES FOR THE RESIDENTIAL DEVELOPMENT.

THE SHADOW GREEN PUD WAS DESIGNED AS AN EXTENSION OF THE SHADOW GREEN TOWNHOME COMMUNITY IN THE THROUGH THE GREEN PUD. THE SAME ARCHITECTURALLY DIVERSE TOWNHOMES CONTINUE INTO THE SHADOW GREEN PUD AND WRAP AROUND THE COMMUNITY'S AMENITY AREA, WHICH WILL INCLUDE A POOL AND CABANA. EXTENDING OUT FROM THIS RING OF TOWNHOMES IS A SERIES OF BIG HOUSE RESIDENTIAL BUILDINGS. DESIGNED TO APPEAR MORE LIKE A LARGE ESTATE HOME. EACH ARCHITECTURALLY DIFFERENT BIG HOUSE BUILDING CONTAINS 1 AND 2 BEDROOM CONDO UNITS. PEDESTRIAN CONNECTIVITY THROUGH THIS DEVELOPMENT AND BACK TO THE ESTABLISHED PEDESTRIAN NETWORK IN THROUGH THE GREEN WAS ALSO A KEY DESIGN ELEMENT.

WHILE THE APPLICANT WAS WORKING THROUGH THIS MASTER PLAN, THE ENVISION FRANKLIN WAS ADOPTED. LABELED AS MIXED RESIDENTIAL, THE DESIGN ELEMENTS REMAIN LARGELY CONSISTENT AND FURTHER ENFORCE THE CONCEPTS OF BEING COMPATIBLE WITH THE EXISTING DEVELOPMENT CHARACTER OF EXISTING STREETS AND NEIGHBORHOODS, SUCH AS THE THROUGH THE GREEN NEIGHBORHOOD. BIG HOUSES ARE PUSHED TO THE EDGE OF THE DEVELOPMENT ADJACENT TO MACK HATCHER, WHICH SERVES AS THE PHYSICAL BOUNDARY FOR MIXED RESIDENTIAL. KEY ELEMENTS SUCH AS ARCHITECTURAL VARIETY, PEDESTRIAN CONNECTIVITY AND HOUSING CHOICE ARE HIGHLIGHTED BY MIXED RESIDENTIAL AND FEATURED IN THIS DEVELOPMENT.

TRACT 2 IS PROPOSED TO BE ZONED ESTATE RESIDENTIAL, WHICH IS TO BE CONSISTENT WITH THE ER PROPERTIES ADJACENT TO IT.



PHASING

6 PHASES ARE PROPOSED:

PHASE 1: 22 TOWN HOMES
 1 BIG HOUSE BUILDINGS
 AMENITY / POOL

PHASE 2: 1 BIG HOUSE BUILDING

PHASE 3: 1 BIG HOUSE BUILDING

PHASE 4: 2 BIG HOUSE BUILDINGS

PHASE 5: 2 BIG HOUSE BUILDINGS

PHASE 6: 3 BIG HOUSE BUILDINGS

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
 15% * 27.42 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = 4.11 AC / 179,032 SF

NOTE: 34% OF OPEN SPACE IS FORMAL = 1.40 AC / 60,984 SF
 66% OF OPEN SPACE IS INFORMAL = 2.71 AC / 118,048 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	POOL / AMENITY	45,155
101	FORMAL	PARK	19,242
102	INFORMAL	PRESERVATION	318,195
103	INFORMAL	PARK	297,459

TREE CANOPY RETENTION

TRACT 1
 OVERALL AREA = 1,642,647 SF, 37.71 AC

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	507,014 SF	124,030 SF	382,984 SF
TREE B	26,377 SF	1,364 SF	25,013 SF

TOTAL SF: 533,391 SF / 12.25 AC
 TOTAL ACRES: 12.25 AC

TREE CANOPY DATA:
 TOTAL EXISTING TREE CANOPY: 533,391 (33% OF TRACT 1)
 REQUIRED CANOPY PRESERVATION: 24%
 24% * 12.25 AC TOTAL CANOPY = 128,066 SF, 2.94 AC
 PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC
 (76% OF EXISTING CANOPY)

PROVIDED PARKING

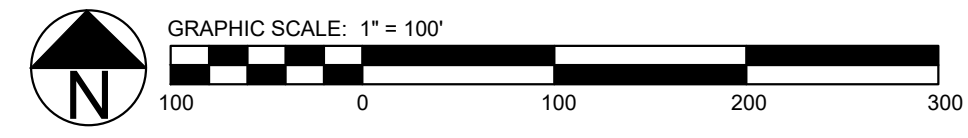
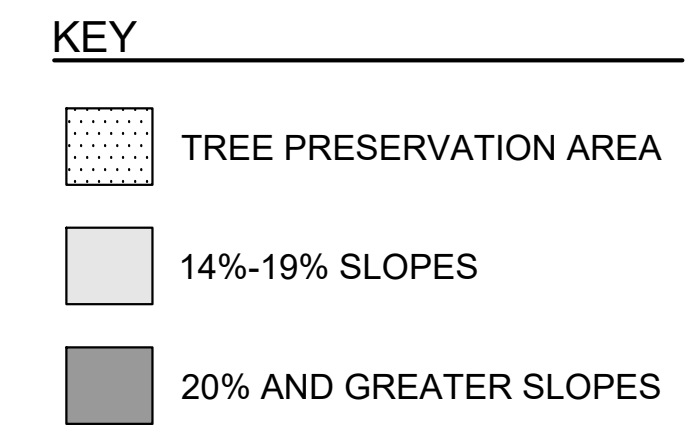
REQUIRED:
 1 BEDROOM = 1.5 SPACES
 2 BEDROOM = 2.5 SPACES
 3 BEDROOM = 3 SPACES

REQUIRED PARKING BREAKDOWN
 TOWN HOME:
 TOTAL UNITS: 22
 REQUIRED SPACES PER UNIT: 3
 TOTAL REQUIRED SPACES: 66

BIG HOUSE:
 TOTAL BUILDINGS: 10
 TOTAL UNITS: 16 UNITS PER BUILDING
 6 1-BEDROOM CONDOS, 10 2-BEDROOM CONDOS
 REQUIRED SPACES PER BUILDING: 34 SPACES
 1.5 SPACES X 6 = 9
 2.5 SPACES X 10 = 25
 TOTAL REQUIRED SPACES: 340

TOTAL REQUIRED PARKING: 406 SPACES
 TOTAL PROVIDED PARKING: 431 SPACES
 TOWN HOME GARAGE: 22
 TOWN HOME TANDEM SPACES: 33 (20' MINIMUM LENGTH)
 BIG HOUSE GARAGE: 60
 BIG HOUSE TANDEM SPACES: 60 (20' MINIMUM LENGTH)
 OFF-STREET PARKING: 179
 ON-STREET PARKING: 77
 TOTAL MAXIMUM PARKING LIMIT: 447 (10% OF REQUIRED)

*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH



LOCAL COMPATIBILITY

THE DEVELOPMENT AREA IS A COMPACT SECTION OF THE PROPERTY BOUND BY FUTURE MACK HATCHER PARKWAY AND HHO OVERLAYS WHICH CREATES A NATURAL BUFFER TO ADJACENT PROPERTIES. THIS DEVELOPMENT UTILIZES THE SAME TOWN HOME DEVELOPMENT PATTERN AS THE NEIGHBORS TO THE EAST.

DESIGN CONCEPT

DESIGNED AS AN EXTENSION OF THE EXISTING SHADOW GREEN TOWN HOME COMMUNITY, THIS DEVELOPMENT PLAN INCLUDES THE ADDITION OF A "BIG HOUSE" STYLE RESIDENTIAL BUILDING AND AN AMENITY CENTER POOL FOR USE BY THE RESIDENTS OF THIS DEVELOPMENT AND THE EXISTING SHADOW GREEN COMMUNITY. WALKING TRAILS AND SIDEWALKS WILL CONNECT BACK INTO THROUGH THE GREEN WHICH PROMOTES RESIDENTIAL CONNECTIVITY.

ALL ATTACHED DWELLINGS ARE IN THE FORM OF TOWN HOMES AND "BIG HOUSE" BUILDINGS WHERE MULTIPLE DWELLING UNITS RESEMBLE DETACHED RESIDENTIAL.

MACK HATCHER PARKWAY IS THE LIMIT OF THE PROPOSED DEVELOPMENT AREA.



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ISSUED: MARCH 13, 2017

Revision Date:

1	04.06.2017
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